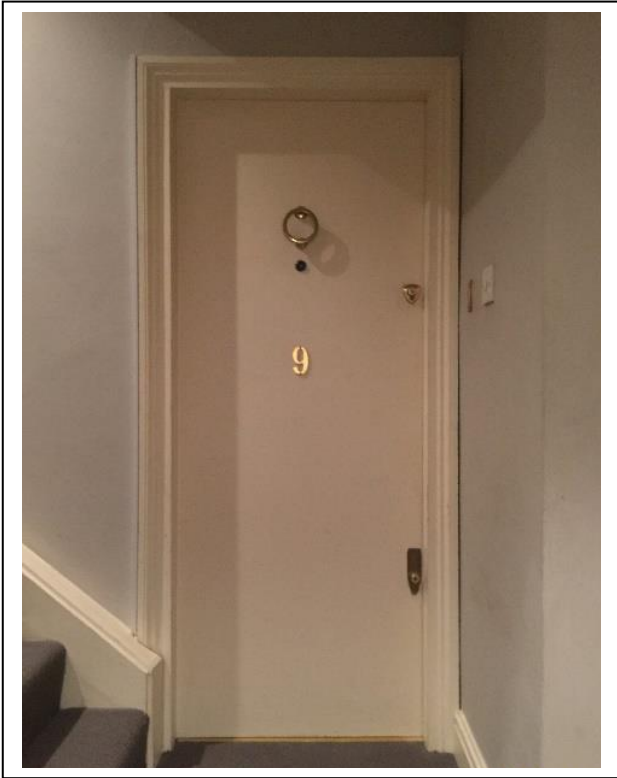


INVENTORY & CHECK-IN REPORT

Report compiled by: Hayley Whitby



Property Address:
Your Road
London
SW1

30th August 2016

Agent:
Your Agency



MY PROPERTY COMPANY

INVENTORY GUIDANCE NOTES

This inventory provides a fair and accurate record of the contents and condition of the property. It is the responsibility of the Landlord and the Tenant or their respective agents to agree, between themselves, the accuracy of this Report.

We are unable to attribute as to the value of any objects situated at the property and can only provide a description of all items at the time of the inventory, in order that this may be compared at the beginning or end of the tenancy.

We cannot undertake to move any heavy items, nor describe the contents or condition of items stored in inaccessible areas such as basements, lofts or cellars or similar. Property left in lofts, cellars and locked rooms or cupboards, which has not been included in the inventory, is the sole responsibility of the Landlord.

The Fire & Safety Regulations regarding furnishing, gas, electrical and similar service are ultimately the responsibility of the instructing Principal. Where the Inventory notes FFR label seen, this should not be interpreted that the item complies with the Furniture & Furnishings (Fire) Safety (Amendments) 1993. It is a record that the item bore 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. It is not a statement that the item can be considered to comply with regulations.

All inventories are prepared on the generally accepted premise that in the absence of marginal comments, an enumerated item is free from obvious defects, damage or soiling.

It is accepted that finger marks & usage scuffs may appear on walls during tenancy. However, should the wear be found to be excessive e.g. hooks and nails driven into walls, furniture rubbing, pencil or crayon marks, tear to wallpaper, damage to woodwork and residual Blu-tac stains, charges will be levied at the end of the tenancy. If a fault or a persistent damage appears during the tenancy the tenant(s) must report this to the landlord or Managing Agent in writing, in order for the situation to be assessed, and if appropriate, action taken to prevent further deterioration. Failure to do so may result in a further financial charges being made at the end of the tenancy.

The inventory will be checked at the end of the tenancy. Please note that all personal items must be removed, all cleaning must be completed prior to the check out date and the property must be restored to the condition it was in when the tenancy commenced. If you are not ready to leave, it may not be possible to carry out the Check Out. In this case a return visit will be necessary and the cost thus incurred will be added to the cost of the Check Out report.

The property should be left in a clean and tidy condition to a standard in accordance with the terms of the contract, particularly with regard to furniture, carpets and curtains. It is in your interest to protect bed mattresses, soft furnishings and polished surfaces, as compensation charges or replacement costs may be deducted from your deposit for damage or excessive wear and tear.

CHECK OUT

It may be helpful for tenants to note the following Check-Out procedures:

1. All items should be placed in the rooms described in the start of tenancy inventory.
2. All china, glassware, kitchen utensils etc should be clean and accessible. Any packed away for the duration of the tenancy must be unpacked, cleaned and returned to the correct position.
3. It is expected that the property will be in a similar condition of cleanliness as at the commencement of tenancy.
4. Beds should not be made up as they need to be examined. Bedding and linen should be clean and placed in the appropriate room.
5. If you have been permitted to install an ISDN line, the contract must be terminated through the appropriate company at the end of the tenancy.
6. You must be ready to vacate the property and hand over the keys at the appropriate time.

It is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should the Inventory Clerk have to search for items it may result in charges being made to the tenant. Heavy items of furniture that have been moved should also be returned to their correct position.

The Managing Agent or Landlord must be informed of any items removed from, or added to the property. Failure to do so may result in charges being made for the replacement of items removed.

CLEANING

This must be thorough. Sanitary ware, windows, hard floors, woodwork, kitchen appliances including kitchen units, shelves, ovens, cooker hoods, and refrigerators, dishwashers and extractors, wardrobes and drawer units, linen & bedding. If the standard of cleaning is not satisfactory, most Managing Agents or Landlords will employ a contract cleaner and their account will be added to any charges made on tenant(s) final account.

CARPETS

All carpets should be thoroughly vacuumed. Depending on the agreement and/or length of tenancy they should be professionally cleaned and the receipt kept for inspection. You will be charged for any necessary further cleaning of any staining or soiling. Compensatory cost will be levied against any further damage such as cigarette burns.

KEY TO CHECK OUT RECOMMENDATIONS

NC	NO CHARGE	NO RECOMMENDED CHARGE
CC	CLEANING CHARGE	ADDITIONAL CLEANING REQUIRED, CLEANING COSTS MAY BE CHARGED
MI	MAINTENANCE ISSUE	REQUIRES MAINTENANCE REPAIR
T	TENANT RESPONSIBILITY	TENANT IS RESPONSIBLE FOR DAMAGE, REPAIR ETC
WT	FAIR WEAR & TEAR	TAKING INTO ACCOUNT FACTORS, SUCH AS AGE OF ITEM, LENGTH OF TENANCY AND ITEM QUALITY BEFORE STATING OPINION
U	UNABLE TO RECOMMEND	UNABLE TO MAKE RECOMMENDATION
P	PROFESSIONAL ADVICE	PROFESSIONAL ADVICE SHOULD BE SOUGHT BEFORE DECIDING ON LIABILITY
FI	FOR INFORMATION	A NOTABLE COMMENT BUT NOT NECESSARILY ATTRIBUTED TO ANY PARTICULAR PARTY.

Tenancy start date

30th August 2016

Property updates during tenancy**Tenancy end date****Length of tenancy**

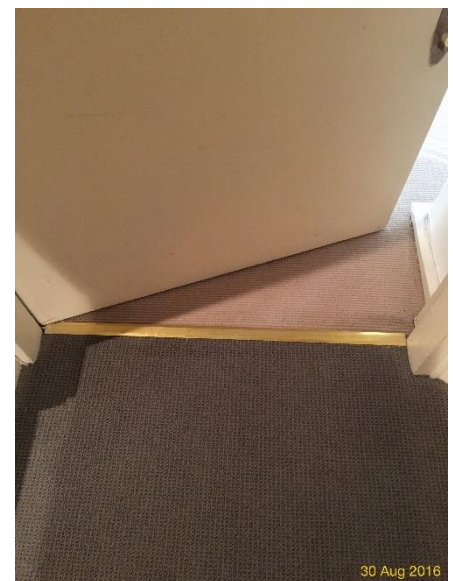
SCHEDULE OF CONDITION

CHECK-IN COMMENTS		CHECK-OUT COMMENTS
PROPERTY TYPE	3 bed flat with nursery, wardrobe room, en suite & utility room.	
CLEANING	Property does not appear to have been professionally cleaned, it is very dusty, many drips. The carpets appear have been professionally cleaned. Requires further cleaning throughout.	
DECORATIVE ORDER	Walls are in good order throughout with few scuffs and marks. The woodwork (skirting/architraves) are heavily chipped, scuffed and marked throughout.	
FLOORING	Carpets have several marks light marks and kitchen floor is heavily worn in places.	
WINDOWS	Windows are in clean order inside and out. The frames are chipped, deteriorating in places and paint is flaking off. A few panes have small cracks as noted, but all are in working order.	
LIGHTING	Several bulbs not working as detailed. Lights not working/missing: 6	
FURNISHINGS	Unfurnished except for white goods.	
CURTAINS/BLINDS	Roller blinds throughout property are discoloured and shaded in places. Inserted blind in master bedroom has come out of runner. New curtains in the living room.	
SANITARY WARE	All appears in good, clean, working order.	
KITCHEN APPLIANCES	Good, clean, working order throughout.	
BOILER	Ideal boiler . Located in utility room.	
CP 12 CERTIFICATE	Not seen	
SMOKE ALARM	3x Smoke alarms: Tested/working order.	
CO2 ALARM	3x Co2 alarms: Tested/working order.	
MANUALS	None	

CHECK-IN COMMENTS		CHECK-OUT COMMENTS
GAS METER	Location – Communal Hall Cupboard Serial no. – Reading – 5412.5	
ELECTRIC METER	Location – Communal Hall Cupboard. Serial no. – LA 56246754 S Reading – 02465.3	
KEYS & FOBS	All keys returned to Agent.	
TENANT PRESENT	Tenant not present for check-in.	
MAINTENANCE SUMMARY	Hall – 2x bulbs not working Hall cupboard – 1x bulb not working Bedroom 2 – damp patch Kitchen extractor - 1x bulb not working Kitchen light –1x bulb not working Reception – 1x wall bulb not working Master bedroom - 1x crack to window pane	

EXTERIOR:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White painted wooden door with: Gold circular knocker Spy hole 2x Banham locks gold no#9	Scuffs and marks throughout. Light scattered chips and dents. Tarnishing to Banham locks and knocker. Scratches around all door furniture.		
	White wooden door frame	Angle chips along frame edge. Chips seen to paint throughout.		
Threshold strip	Gold metal threshold strip	Light scuffs and marks		



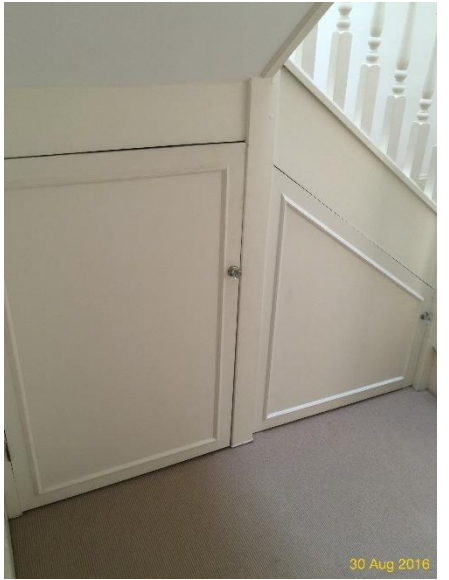
ENTRANCE & HALLWAY:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	Reverse of white wooden door with: 2x screws 1x spy hole 1x gold night latch and keep 1x mortice Banham lock	Paint is yellowed to door. Scattered marks throughout, particularly around locks. Night latch is tarnished and scratched. Mortice Banham is paint spotted to edges and tarnished/scratched.		
	White wooden door frame	Shrinkage cracks all round.		
Ceiling	White painted ceiling with: White painted coving	Crack along ceiling from front door to opposite wall. Several other minor hairline cracks. Round spot of paint peeling above entrance to bedroom 1. Blue line marks to mid hallway. Large crack to rear hall ceiling near smoke alarm.		
	1x smoke alarm	Tested, working order.		
Lighting	Pendant light fitting with circular cream woven shade	Bulb in working order. Shade is slightly dusty.		
	3x recessed large spotlights	2x bulbs not working.		
Walls	White painted walls	Good condition throughout. Painted over defects. Few angle marks to wall edges.		
	Recessed arched shelf with: 2x frosted glass shelves Up lighters	Some marks and scratches to glass. Lights in working order. Few marks to back of unit. Metal clips stuck on and rusted to lower shelf.		
Flooring	Beige short pile ribbed carpet	Shading to first step. Fraying to bottom edge. Furniture indents seen. Red spot right of radiator. Few scattered dark spots.		
Sockets & Switches	White plastic light switches	Yellowing to casing. Ingrained dirt to switch. Scratches seen.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
	White plastic plug sockets	Grubby marks.		
	White plastic fuse switches	Grubby marks.		
	Black door bell ringer with cables	Working order.		
	COMELIT entry phone with screen and phone	Not tested.		
	Electronic WARMUP thermostat control for bathroom	Not switched on.		
Heating	2x double panel radiators: Capped end Thermostat	Several surface marks including red spot, drip mark and scrape.		
Woodwork & Skirting	White painted skirting	Many heavy marks, chips and scuffs throughout. Angle chips to paint. Paint spot peeled off next to utility room.		
		Cables secured to top of skirting throughout.		
	White painted architrave	Painted over defects. Few scattered small scuffs seen.		
	Triple built in cupboard: Decorative wooden boarder White door knobs 9x internal shelves 1x metal hanging rail Mirror fitted to 2 nd door 6x mounted hooks 1x bulb	Exterior: grubby marks and few scattered light scuffs. Painted over chip to 2 nd door. Interior: scuffs and usage marks. Chips to 3 rd door at mid height. Scuffs and marks to interior throughout. Dusty and debris seen. Bulb does not appear to work.		
	2x under-stair storage doors Decorative boarder 2x crystal knobs Fuse board Light bulb	Dust settled on boarder. Flap to fuse board is detached.		





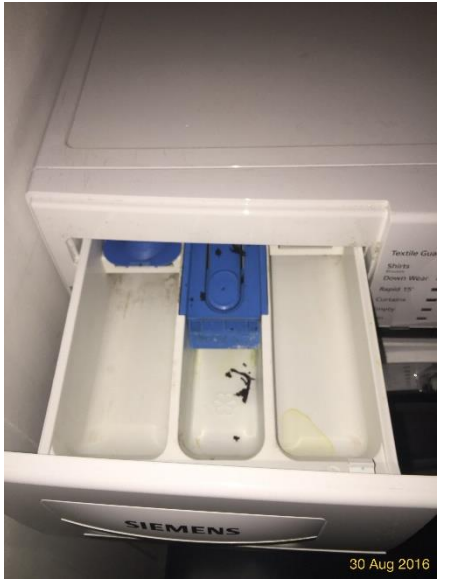


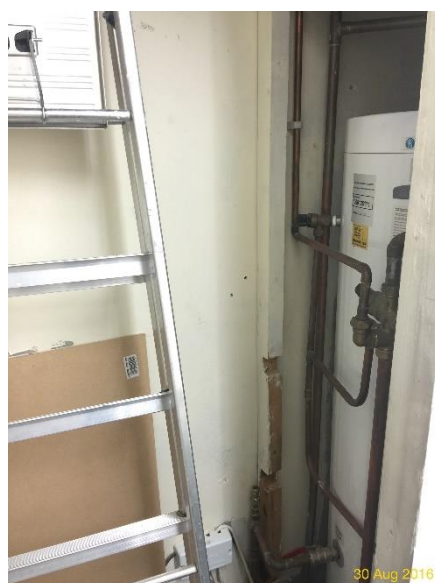
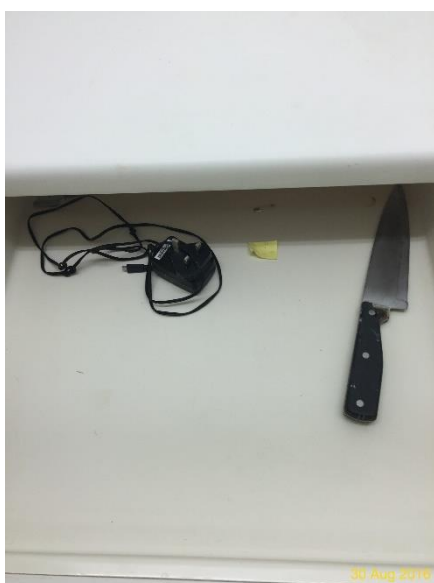
UTILITY ROOM:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White wooden painted door: Crystal handles Clear plastic mortice cover	Scattered scuffs to front of door.		
Ceiling	White painted ceiling	Good order.		
	Wooden drying rack on pulley	Paint heavily chipped to wooden rods.		
Lighting	2x strip tube lighting	Bulbs in working order.		
Walls	White painted walls	Few scattered marks. Scrape mark near shelving unit.		
	Recessed ceramic soap dish	Dusty. Paint spotted to edges.		
	Painted over wall cleat	Pulley cord wrapped round.		
	Painted over hook next to sink	Securely fitted.		
	4x high level large holes drilled above cupboard #2			
	Flue pipe from corner to corner, high level.	Grubby & dusty.		
Flooring	Blue vinyl	Very dusty.		
Windows & Doors	Double glazed UPVC high level window	Dusty. Open position (cannot reach).		
Sockets & Switches	Pull light switch cord with plastic acorn	Working order. Cord is quite grubby.		
	White plastic plug sockets	Grubby.		
	White plastic fuse switches	Grubby.		
	HONEYWELL timer switch	In use.		
Skirting & Woodwork	White painted skirting	Skirting is yellowing. Scuffs, chips and marks throughout.		
	White painted architrave	Angle chips to paint. Scuffs all over.		
	Multiple wooden shelving unit, painted white	Heavily marked with scuffed. Very dusty.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
	White painted wooden shelf mounted on metal brackets over sink	Dusty. Securely attached. Brackets painted over.		
Sink	Stainless steel sink with wall mounted chrome mixer taps Plug chain with detached black rubber plug	Tarnished base. Water spots and paint drips.		
Worktop	White laminate worktop	Marked, scuffed and scratched throughout.		
	3x drawer unit: 1x blue knob 4x missing knobs (holes only)	Grubby marks. Knob is scuffed & chipped.		
Tumble Dryer	ZANUSSI tumble dryer	Marks and scuffs to top. Fluff in filter. Dusty.		
Washing machine	SIEMENS washing machine	Marks and scuffs to top. Dusty. Rubber seal and detergent tray are dirty and have debris.		
Miscellaneous	2x large canister fire extinguishers (water type)			
	Ladder	Paint & plaster spotted.		
Cupboard #1	2x white wooden doors: 2x blue knobs 6x shelves 3x boxed light bulbs	Ceiling crack to top cupboard. Scuffs to interior throughout. Door knob is marked.		
Cupboard #2	White wooden door: 1x white knob water tank Ladder	Door knob is marked. Dusty and debris to floor.		
Drawer unit	3-drawer laminated unit with 1x blue knob	4x screw holes for missing drawer knobs.		
Misc	Several beige curtains/blankets to top shelf of shelving unit	Not inspected due to height.		
	2x BT hubs & assorted wires			
	1x black handle knife			
	1x black charger			
	2x dustpan brushes			
	1x feather duster	Broken.		







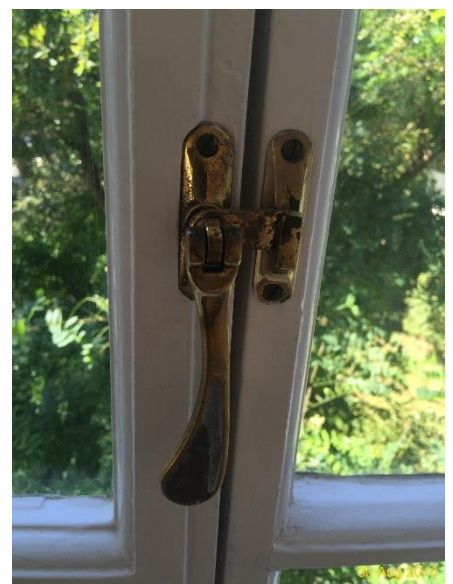
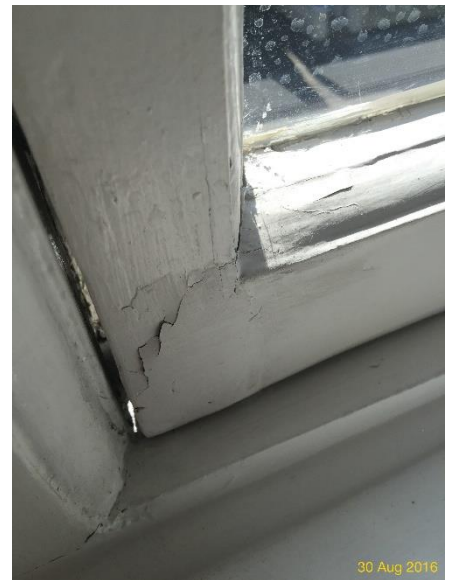
RECEPTION:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White wooden door: Crystal knob	Grubby to open end. Heavily chipped paint to bottom edge Angle chips to paint throughout. Scuffs and marks throughout.		
	Reverse of door: Smooth clear glass knob	Angle chips to paint throughout. Scuffs and marks throughout.		
Ceiling	White painted ceiling with white painted decorative cornice	Good order.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Lighting	Wall mounted up lighters: White ceramic wall mounted shades	1x bulb not working. Dusty to shades.		
	2x wall mounted lights: cream oval shades on armed mounts	Good, working order.		
Walls	White painted walls	Good order throughout.		
Fireplace	Grey painted ornate surround and mantle Green marble insert Black marble hearth with brass surround edge Gold/black burn plate with coals	Good order. Dusty all over. Noticeable scratches to black marble hearth.		
Flooring	Beige short pile ribbed carpet	Furniture indents throughout. Heat join to right of room. Debris seen, requires vacuuming.		
	2x brass socket flaps	Housing 2x plug sockets		
Windows & Doors	4x Single glazed wooden double windows: Brass arm handles Brass locks	Flaking paint throughout. Chips and marks throughout. Wood is cracking and deteriorating to corner s and edges. 3 rd window (left of fireplace) has crack to bottom pane. 2 nd window has plastic fan fitted to top pane. Also has crack to 3 rd pane down. All panes have light surface scratches. Windows all in working order.		
	1x wooden single glazed sash window: brass spin lock & stay 2x sash stops	Flaking paint throughout. Chips and marks throughout. Wood is cracking and deteriorating to corner s and edges. Working order.		
	2x window keys	In use.		
Blinds/ Curtains	4x floor length white curtains on grey rings.	Appear new.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
	Grey wooden curtain poles with round finials	Securely fitted. Good order.		
Sockets & Switches	White plastic light switches	Good order.		
	White plastic plug sockets	Good order.		
	Chrome aerial socket	Good order.		
	White plastic telephone socket attachment	Good order.		
	Cables and wires to end corner of room	Unraveled on floor.		
	2x Co2 alarms	Tested, working order.		
Heating	3x White double panel radiators: 1x capped end 1x thermostat	Good order.		
Skirting & Woodwork	White painted skirting: Cables clipped along skirting top edge	Scattered scuffs, chips and marks to paint throughout.		
	Black rubber door stop	Paint spotted		
	White painted architrave	Angle chips to paint. Light scuffing at mid-low level.		
	White painted window sills	Good order. Very dusty.		
	White wooden shelf (over 3 rd rad)	Good order. Very dusty.		
Unit	Grey painted built in shelving storage unit: 20x exposed shelves 6x cupboard doors with crystal knobs 6x internal cupboard shelves	Large scratch across 2 nd door. Several minor scuffs throughout. Very dusty.		





BEDROOM 1:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White painted wooden door with boarder: Crystal door knob Clear plastic escutcheon	Few scattered chips. Grubby marks around handle.		
	Reverse of door has coat hook	Securely fitted.		
Ceiling	White painted	Good order.		
Lighting	No light fitting			
Walls	Painted magnolia	Mostly good order throughout. Large vertical scratch to 1 wall.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Flooring	Beige short pile ribbed carpeted	Good order.		
Windows & Doors	White painted wooden framed windows with: Brass handles and stays	Tarnished handles. Timber frame rotting in places. Paint flaking all over. Shrinkage cracks along edge of windows.		
Blinds/ Curtains	Cream roller blind with beaded chain	Working order. Few scattered light marks.		
Sockets & Switches	White plastic light switch	Good order.		
	Cables	Loose cables on window sill.		
Heating	White panel radiator with 1x capped valve 1x thermostat	Couple of chips to paint at centre.		
Skirting & Woodwork	White painted skirting	Scuffs throughout.		
	White pointed architrave	Painted over defects. Scattered scuffs and chips throughout.		
	White painted wooden shelf above radiator	Dusty.		
	Tall built in shelving unit (behind door)	Dusty. Surface scuffs.		





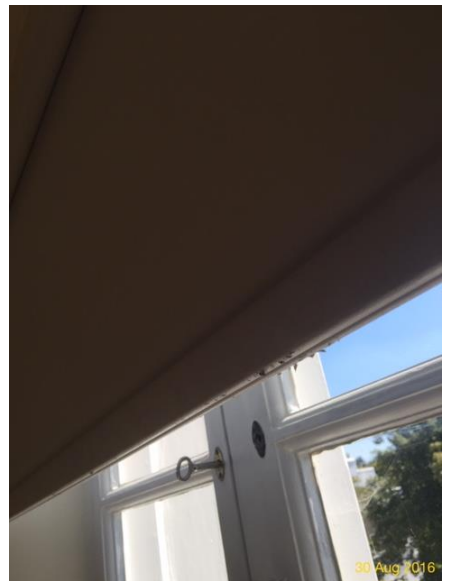


BEDROOM 2:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White painted wooden door with boarder: Crystal door knob	Few scattered chips. Scuffs to low level.		
	Reverse of door has 2x double metal coat hooks	Securely fitted.		
Ceiling	White painted	Good order.		
Lighting	No light fitting			
Walls	Painted magnolia	Mostly good order throughout. Damp patches to bottom either side of windows		
Flooring	Beige short pile ribbed carpeted	Good order.		
Windows & Doors	White painted wooden framed windows with: Brass handles and stays	Tarnished handles. Timber frame rotting in places. Paint flaking all over. Shrinkage cracks along edge of windows. 1x window key.		
Blinds/ Curtains	Grey roller blind with beaded chain	Fraying to bottom and side edges. Working order.		
Sockets & Switches	White plastic light switches	Good order.		
	White plastic plug sockets	Good order.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Heating	White panel radiator: 1x capped valve 1x thermostat	Good order.		
Skirting & Woodwork	White painted skirting	Scuffs throughout.		
	White painted architrave	Angle chips at mid-level. Scuffs throughout.		
Fitted wardrobe	White wooden wardrobe with: Sliding doors Multiple internal shelves Hanging rail 2x small cupboards above	Scuffs and rub mark near door handle. Scuffs to interior Angle chips to shelf edges.		



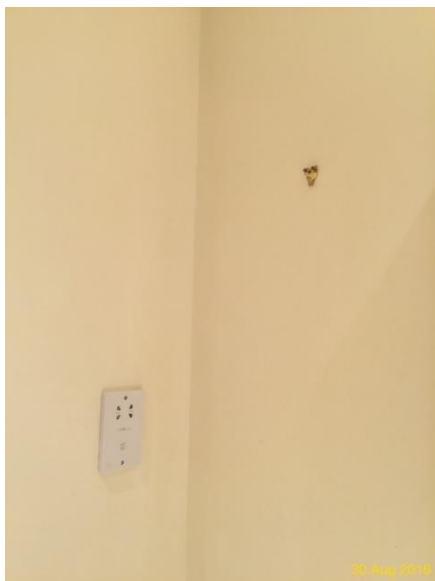
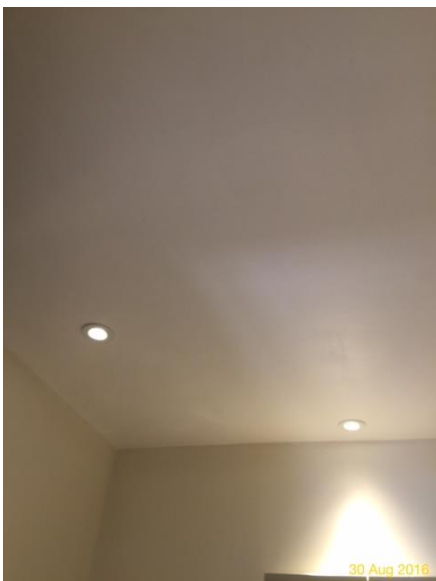


BATHROOM:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White painted wooden 2 paneled door with: Silver glass door knob	Scattered marks.		
	Reverse of door has: Chrome toilet roll holder Door latch Chrome coat hook	Grubby around latch. Securely attached furniture.		
Ceiling	White painted	Good order.		
	White ceiling mounted vent	Working order.		
Lighting	Recessed spot lights	Working order.		
Walls	Part painted magnolia	Good order.		
	1x picture hook to wall	Securely fitted.		
	Part tiled beige large tiles with grout	Good order.		
Flooring	Off white large tiles with grey grout and upstand	Good order.		
Sockets & Switches	White plastic shaver socket	Good order.		
Heating	Walled mounted chrome ladder heated towel rail	Good order.		
Skirting & Woodwork	White painted architrave	Scatted scuffs and light angle chips.		
Bath	White ceramic bath with: Chrome mixer taps wall mounted chrome shower control mixer taps Shower head 2 nd shower head & hose mounted to wall on bracket Glass shower screen	Good, clean order. Seal to shower screen is limescaled and discoloured.		
Sink	White ceramic basin: Pedestal chrome taps	Good, clean order.		
WC	White ceramic toilet with: Cistern Chrome/white ceramic flush handle	Good, clean, working order.		
	White plastic seat & lid	Good, secure order.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Miscellaneous	Mirrored bathroom cabinet: 3x internal shelves	Good, clean order.		





KITCHEN:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White painted door: Crystal door knob	Grey scrape to rear of door at eye level Angle chips to rear edge. Long crack to top of door.		
	Reverse of door painted grey: Crystal door knob	Good order.		
Ceiling	White painted ceiling with white coving	Good order throughout.		
Lighting	1x pendant light fitting (no shade)	1x bulb not working		
	6x recessed spotlights	Bulbs all in working order.		
Walls	Painted off white walls	Good order throughout. Few scattered light marks.		
		Heavy markings and scuffs around hob glass splash back.		
Flooring	Light grey wooden flooring	Heavily worn in places to dining area, particularly forward of windows. Many scratches and marks seen throughout. Blue smudged mark forward of door. Debris and dirty to corners of room and under fridge-freezer.		
Windows/ Doors	3x Painted white, single glazed windows with silver arms & latches	Good, working order.		
	2x windows keys	Working order.		
Blinds/ Curtains	3x cream roller blinds with beaded	Dirt and marks on blinds. All in working order.		
Sockets & Switches	White plastic light switches	Good order.		
	White plastic plug sockets	Good order.		
	White plastic fuse switches	Good order.		
Heating	White panel radiator with: 1x capped valve 1x thermostat	Light scattered marks to front.		

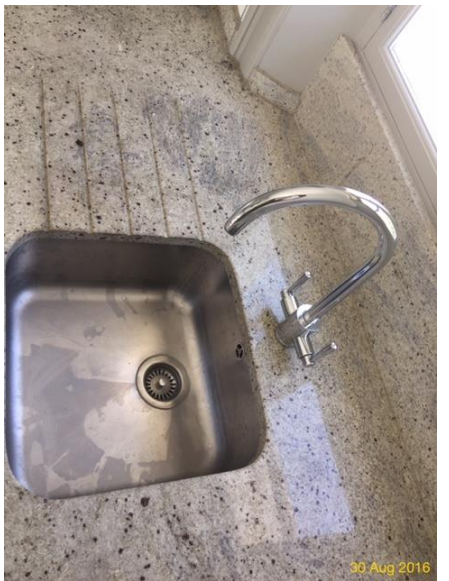
ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Skirting & Woodwork	Grey painted skirting	Good order.		
	Grey painted architrave	Good order.		
	White wooden window bench with: Blue/white stripe made to measure seat cushion & cover.	Dirty/grubby marks over bench frame Dust and debris to bench seat. Yellow stain to centre of seat cushion cover. Cover is faded and worn in places.		
Worktop	Grey/beige speckled granite worktop with up-stand	Good, clean order.		
Units	Grey gloss doors and drawers	Good, clean order. Corner pull out unit has orange stain to base.		
	Plastic grey cutlery drawer divider	Good, clean order.		
Sink	Recessed stainless steel sink with: Chrome mixer taps Chrome food catcher plug	Good, clean, working order.		
	Integrated worktop draining board	Good, clean order.		
Appliances	Grey fridge-freezer: 4x glass shelves with chrome trim 6x white plastic door trays 2x clear plastic salad trays 2x freezer boxes	Dent to front casing. Dirt smudge near handle. 3x chips to top of freezer door. Paper debris stuck to top shelf. Red marks to door tray. Food and debris around edge.		
	NEFF oven & grill: 4x metal grates 1x silver tray 1x black tray	Good order. Clean inside except for grease spatter to top of oven and grill.		
	SIEMENS silver dishwasher with: 2x grey plastic shelves 1x cutlery holder	Good, clean order.		
	LAMONA silver 5 ring hob	All hobs in working order. Good, clean condition.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
	Silver extractor: 3-speed fan 2x light bulbs Glass rim	Good, clean, working order. 1x bulb not working		
	Co2 alarm (placed on top of extractor)	Tested, working order.		







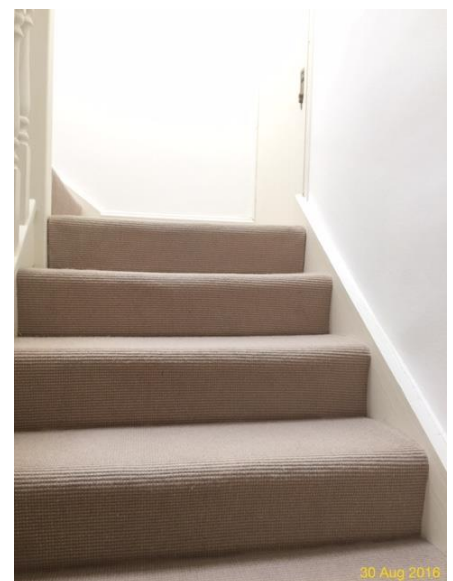


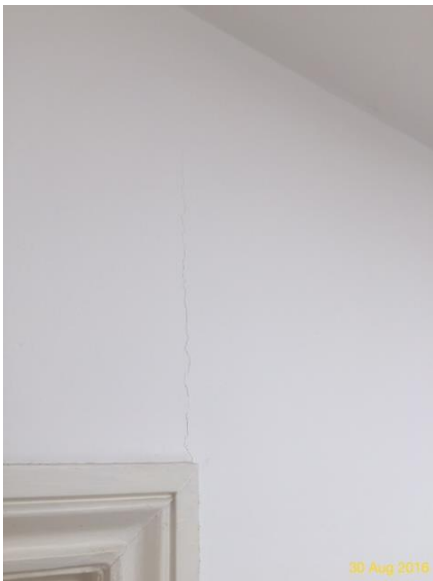
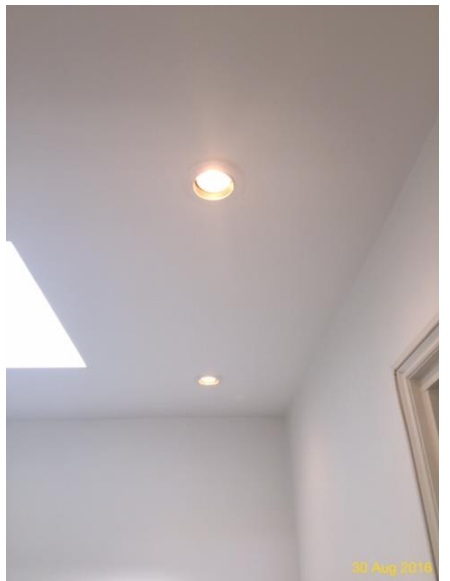




STAIRS & LANDING:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Ceiling	Painted white ceiling	Good order.		
	1x Smoke alarm	Tested, working order.		
Lighting	3x recessed spotlights	Bulbs in working order.		
Walls	White painted walls	Light scuffs throughout. Vertical scratch at top of door frame to master bedroom.		
Flooring	Beige short pile, ribbed carpet	Few scattered light marks along stairs. Prominent stain 2 nd step.		
Windows/ Doors	Skylight with Georgian wire glass	Debris to exterior.		
Sockets & Switches	White plastic light switches	Working order.		
	White plastic plug sockets	Good order.		
	Plastic intercom with phone and viewing screen	Not tested.		
Skirting & woodwork	White painted skirting	Scuffs throughout.		
	White painted architrave	Scuffs throughout.		
Staircase	White painted spindles and newel posts with dark wooden stained handrails and post tops.	Few scattered light angle scrapes to spindles and posts. Worn area to corner of post top.		

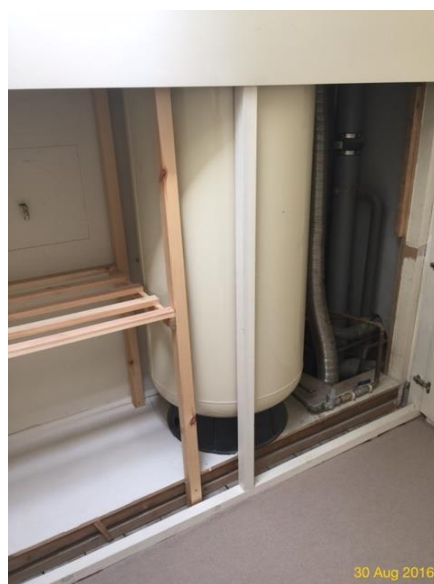
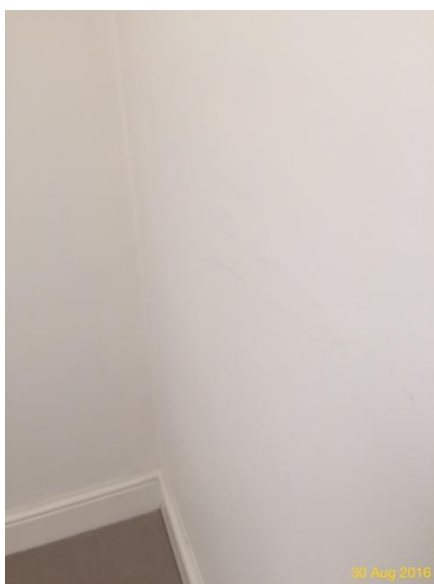
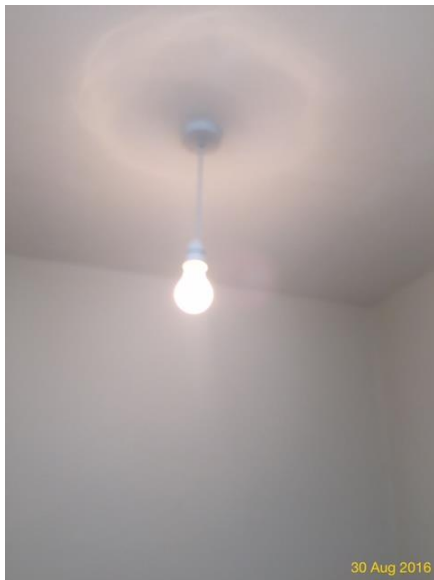




NURSERY:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White wooden door with chrome knob and key	Light scattered scuffs. Working order. Key in working order.		
	Coat hook to reverse of door	Securely fitted		
Ceiling	Painted white	Good order.		
Lighting	Pendant light fitting without shade	Bulb in working order.		
Walls	Painted white	Light scattered scuffs throughout. 2x large marks to right side wall.		
Flooring	Beige short pile, ribbed carpet	Good order.		
Windows/ Doors	Sky light window	Good order. Debris to exterior.		
Sockets & Switches	White plastic light switches	Working order.		
	White plastic plug sockets	Good order.		
Skirting & Woodwork	White painted skirting	Scuffs throughout.		
	White painted architrave	Scuffs throughout.		
Fitted wardrobe	Wooden doors with 2x small knobs: Water tank to interior Slatted shelves	Light grubby marks to doors. Scuffs to interior walls.		

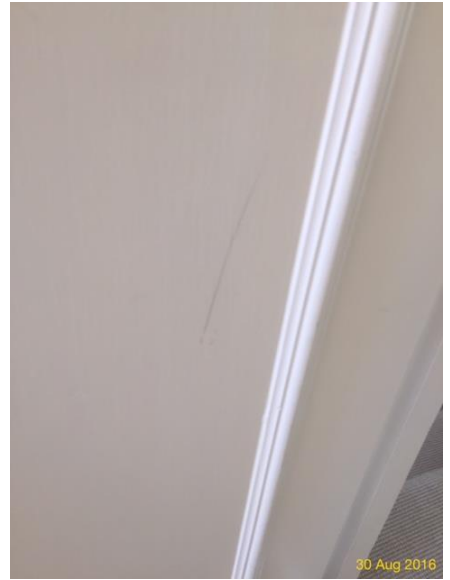


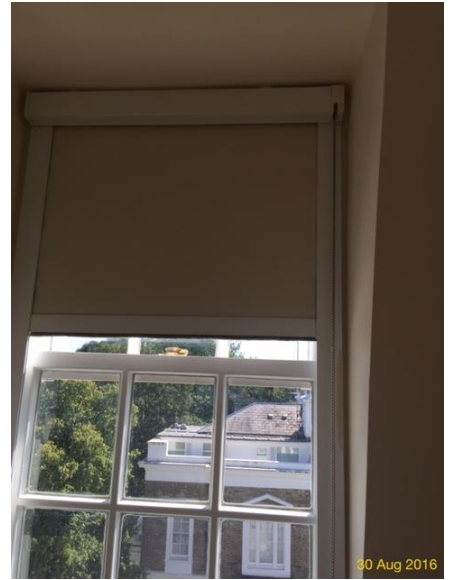
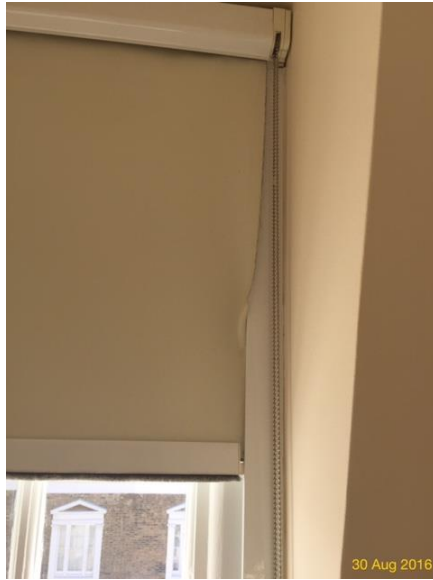


BEDROOM 3 (master):

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White wooden door with chrome knob	Light scattered scuffs. Vertical scratch to front. Working order.		
Ceiling	Painted white	Good order.		
	Smoke alarm	Tested, working order.		
Lighting	Pendant light fitting without shade	Bulb in working order.		
Walls	Painted white	Light scattered scuffs throughout. 2x large marks to right side wall.		
Flooring	Beige short pile, ribbed carpet	Good order.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Windows/ Doors	White wooden sash windows with: Sash locks Sash stoppers	Timber frames are rotten places and crumbling. Paint is flaking to frames. 1x crack to window pane.		
Blinds/ Curtains	Beige black out inserted blinds with beaded chains	2x blinds not in working order as have come out of inserts.		
Heating	White panel radiator: 1x capped valve 1x thermostat	Good order.		
Sockets & Switches	White plastic light switches	Working order.		
	White plastic plug sockets	Good order.		
	Cables tacked along skirting	Loose at end for use.		
Skirting & Woodwork	White painted skirting	Scuffs throughout.		
	White painted architrave	Scuffs throughout.		
	White wooden shelf above radiator	Dusty.		
Fitted wardrobe# 1	White wooden frames fitted wardrobe with: Sliding mirrored doors Internal shelves Hanging rail	Doors are very stiff. Scuffs throughout to interior.		
Fitted wardrobe# 2	White wooden doors with boarder and 2x knobs: Multiple shelves 3x metal poles to bottom as shoe rack	Light marks to front. Marks to shelves and poles. Chips to wooden around screw holding knob in place to reverse. 1x crack to reverse of door.		







WALK IN WARDROBE ROOM:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White wooden door with chrome knob	Light scattered scuffs. Vertical scratch to front. Working order.		
	Double brass coat hook to reverse of door with crystal detail	Securely fitted.		
Ceiling	Painted white	Good order.		
	Smoke alarm	Tested, working order.		
Lighting	Pendant light fitting without shade	Bulb in working order.		
Walls	Painted magnolia	Light scattered scuffs throughout. Dent to wall behind door (from coat hook).		
Flooring	Beige short pile, ribbed carpet	3x light circular marks forward of ensembles.		
Windows/ Doors	White wooden sash windows with: Sash lock 2x Sash stoppers	Timber frames are rotten places and crumbling. Paint is flaking to frames.		
Blinds/ Curtains	Beige black out inserted blinds with beaded chain	Working order.		
Heating	White panel radiator: 1x capped valve 1x thermostat	Good order.		
Sockets & Switches	White plastic light switches	Working order.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
	White plastic plug sockets	Good order.		
	White plastic WARMUP thermostat control for bathroom	Not tested.		
Skirting & Woodwork	White painted skirting	Scuffs throughout.		
	White painted architrave	Scuffs throughout.		
Fitted wardrobe	White wooden wardrobe with: Wooden sliding doors Multiple shelves Hanging rails 2x tie racks fixed to walls	Scattered scuffs and grubby marks throughout to exterior and interior. 1x tie rack has fallen loose to one side.		





EN SUITE:

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
Door	White slim line double wooden doors with boarder detail: 2x knobs	Good order.		
Ceiling	White painted	Good order.		
Lighting	Recessed spot lights	Working order.		
Walls	Part painted off white	Good order.		
	White recessed wall vent	Working order.		
Flooring	Off white large tiles with grey grout and upstand	Orange staining/discolouration to left of toilet.		

ITEM	DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION	REC
		Small amount of grout missing to upstand under bath.		
Windows/ Doors	White wooden sash windows with: Sash lock	Paint flaking to timber frames. Working order.		
Blinds/ Curtains	White roller blind with beaded chain	Good, working order.		
Heating	Wall mounted heated ladder towel rail.	Good order.		
Sockets & Switches	Shavers socket	Good order.		
Bath	White ceramic bath with: Chrome mixer taps Shower head and hose	Good, clean order.		
Shower	Glass shower screen Wall mounted chrome shower control mixer taps Shower head 2 nd shower head & hose mounted to wall on bracket	Good, clean order.		
Sink	White ceramic floating basin: Chrome taps Chrome overflow Chrome push plug	Limescale and green discolouration to overflow and plug.		
WC	White ceramic toilet with: Cistern Chrome button flush	Good, clean, working order.		
Skirting & Woodwork	White painted architrave	Good order.		
Furniture	4x fitted mirrors	Good order.		
	White freestanding half-height cabinet with: Chrome handle Internal shelves Matching wall top tiled shelf	Discolouration to top tiled shelf.		
	White toilet brush and holder	In use.		

