

Inventory & Schedule of Condition



Prepared on behalf of ABC LETTINGS

Property inspected by Steve Rad

Address

123 Peaceville Street
Portsmouth
Hampshire
PV12 3AB



Carried Out

April
26th 2013

Property report created with 

Notes

NOTE

Digital photographs of the interior of the property have been taken at the time of making the inventory for future use. These can be viewed if requested

Décor

This property is decorated to a good standard except where noted

Cleaning: house

This property is cleaned to a good standard except where noted

Carpets

The carpets are cleaned to a good standard except where noted

Curtains

The curtains are all clean except where note

Appliances

The appliances were all clean except where noted

Windows

The windows are clean except where noted Please note that the property must be left in like condition on departure. Appliances must be cleaned thoroughly, including defrosting freezer. All rubbish and non-inventory items must be removed from the premises. **Garden** The garden, if applicable, should also be left in like condition.

Light Bulbs and Smoke/Carbon Monoxide Alarms

It is the Tenant's responsibility to supply replacement light bulbs and batteries, when necessary

Fire Safety Equipment

Note: The following fire safety items are present at this property:

- 1 smoke alarm – hallway,
- 1 smoke alarm upstairs hall

General

All sockets and switches are white plastic and intact unless otherwise noted. Permission must be sought for installation of any further TV/satellite services or telephone lines.

Checkout

Tenants are advised that inventory checkout will take place within 48 hours of their departure and that it is in their best interest to be present. At this time, the property must be ready to be handed back and the keys returned. During winter months, heating should be left on low, on vacation. On vacation of the property, all items must be returned to the same position that they were at the outset in order to facilitate an easy check and avoid delays in the checking procedure.

Disclaimers

Working order and condition

This Inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or reports on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist at the property as at the date of the Inventory and a superficial condition of the same. Where an Inventory is compiled at an old property, it is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted

Structural

This inventory does not constitute a structural survey and any structural faults do not appear. Fixtures and fittings are listed and described only and are not a report as to the working condition.

Description

Where the words 'silver', 'chrome', 'oak', 'pine' etc are used, it is understood that this is a description of the colour and type of the item and not the actual fabric, unless documentary evidence is available. The description of the listed items is for identification purposes only and we do not attempt to determine or pass an opinion on whether an article is genuine or reproduction. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers i.e. wall #1, will always be the wall that the door or entrance way is situated in and then round in a clockwork motion from there.

Maintenance

Any maintenance problems found either at the commencement of the tenancy or during the term of the same, should be reported promptly and directly to the Agent/Owner, not the Inventory clerk.

Furnishings

Where the Inventory states 'fire regs labels seen', this is taken that labels are present on items of furniture that indicates these items comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 – as amended 1993. It is however not the responsibility of the Inventory clerk to state that these items do comply with these regulations. Curtains are described with an approximation of length i.e. Sill/skirting/floor length. Responsibility is not taken for noticing minor shrinkage caused by cleaning or washing.

Fire Safety Equipment

If smoke detectors/carbon monoxide monitors, are present and replacement batteries are needed between maintenance visits or periodic tenancy checks, it is the Tenant's responsibility to replace and frequently check the working order of the same. Any faults should be reported immediately to the Agent/owner.

General

This Inventory has been prepared on the accepted principle that all items are free from any obvious soiling, fault or damage except where stated. The term 'good' is noted as a guideline for this.

Loft & Cellars

Lofts & Cellars are not covered on this Inventory unless they are converted and safely accessible. Contents will therefore not be noted or checked at commencement or check out.

Locked rooms

Belongings left by the owner in a locked room or outbuildings, will not be Inventoried and are the sole responsibility of the Landlord.

Windows and doors

All latches and fittings will be checked but windows are not all opened to test if they are operational. If they are not; this should be reported as a maintenance fault. Doors are checked where keys are provided.

Heavy Items

Heavy items of furniture such as kitchen appliances, wardrobes and beds, will not be moved and the Inventory clerk will not be responsible for the condition of any flooring underneath, or areas surrounding such items that cannot be seen.

Ownership

Note: This Inventory remains the property of Inventories Inc and shall not be used or copied without their written permission.

Checklist Item	Value	Comments
Keys Handed Over?	No	
Maintenance Issues?	Yes	Right hand door hinge of bathroom vanity unit loose. Landlord aware.
Decorative Order Comments?	No	Property refurbished throughout. In good order. Unable to assess decor in full as tenant moving in items at point of inventory. Some tenant items in place and been moved into the property.
Water Meter Reading?	No	Landlord advised no meter.
Invoice Seen for Professional Cleaning	No	
Gas Meter Reading?	Yes	Reading: 0638 Serial: 0207807S Location: To left of property, external.
Cleaning Oversights?	Yes	Minor dust settled to some surfaces. Generally clean. Property refurbished throughout. In good order.
Electric Meter Reading?	Yes	Reading: 68154. Serial: Unable to read; obscured. Location: In lounge,

1. UPPER HALLWAY

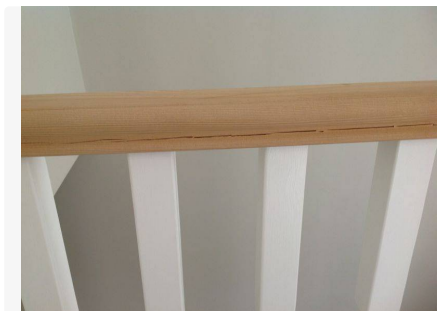


Ref #1



Ref #1

Item	Description	Condition
1.1 Window	White UPVC double glazed.	Settlement cracks to bottom of frame edge. Small grey paint marks to right hand frame.
1.2 Window Opener	White plastic.	Receiver stopper yellowing.
1.3 Window Sill	Wood, painted white.	Painted over defects. Slight dust. Minor rubs.
1.4 Flooring	Grey/pink speck long pile carpet.	
1.5 Walls	Painted matt, light grey.	Painted over defects. Small brass picture hook to facing wall.
1.6 Ceiling	White painted.	Small painted over defects.
1.7 Coving	Painted white.	Paint thinning throughout.
1.8 Lighting	5 chrome effect ceiling spots. 5 halogen bulbs.	
1.9 Light switches	1 single, white plastic.	
1.10 Phone Sockets	1 single, white plastic.	
1.11 Upper Stair Handrail	Light wood hand rail. Wood painted white spindles.	Large split in the wood on hand rail facing of bedroom 2 approx 35cm long. White paint marks to top and left hand side.



Ref # 1.11

2. BEDROOM

Ref #2



Ref #2

Item	Description	Condition
2.1 Interior Door	Wood panelled, painted white. 2 chrome effect hinges.	Painted over defects.
2.2 Door Opener	Chrome effect.	Both facing & return back plate loose.
2.3 Door Frame	Wood painted white.	Painted over defects. Approx 2cm wood chip facing upper left. Small wood chipping to upper left facing approx 2cm in length. Rub marks to high level door front.
2.4 Window	White UPVC double glazed.	Small circular dent mid height middle frame, approx 2mm in size. Large window frame slightly discoloured.
2.5 Window Opener	3 white plastic.	All 3 receivers yellowing.
2.6 Window Sill	Wood, painted white.	Painted over defects. Visible wood knots. Settlement cracks around window frame.
2.7 Window Dressing	Ivory patterned full length curtains. With matching tie backs. White plastic track.	
2.8 Flooring	Grey/pink speckle long pile carpet.	Furniture indents. Large darkened area mid left forward of window.
2.9 Threshold	Metal bar.	
2.10 Skirting Boards	Wood painted white.	Painted over defects. Minor scuffs and rubs throughout.
2.11 Walls	Matt painted magnolia. White plastic vent to upper left wall right hand side of window.	Painted over defects. 3 scuff marks from lower to mid height far left facing. Large scuff mark to left wall right hand side of window. Paint thinning throughout. 4cm scuff approx 4cm in length to lower middle right wall.
2.12 Ceiling	White painted.	Large painted over defect left forward from window. Large split-type mark further forward from window with blistering plaster surrounding.
2.13 Coving	Wood painted white.	Painted over defects.

2.14 Heating	White painted central heating radiator.	2 end caps missing. Painted over defects. Scuffs and rubs facing and top edge.
2.15 Light switches	1 single, white plastic.	
2.16 Lighting	1 white plastic ceiling rose. Light grey fabric tapered shade. 1 energy saving bulb.	
2.17 Power Sockets	2 white plastic sockets.	
2.18 Bedroom Furniture	1 white laminate chest of drawers. 3 large drawers. 6 iron effect pull handles.	



Ref # 2.3



Ref # 2.12

3. FRONT DOOR		
Item	Description	Condition
3.1 Exterior door	White UPVC panelled. Spy hole. Small obscured glass panel to top oval shaped. Metal letterbox.	General scuffs and usage rubs throughout on facing. Sticker remains mid height right above handle. Dust to lower panels. Letter box return flap missing. Minor scuffs and dust to return panels.
3.2 Opener	Metal handle with integrated lock.	Moderate scuffs and scratches throughout handle and back plate to front and back.
3.3 Mat	Large brown fitted mat.	
3.4 Window	Side window to door. White UPVC double glazed obscured glass.	Small scratches to low level frame.
3.5 Window Opener	White plastic with integrated lock.	
3.6 Walls	Bricks, painted white.	Painted over defects. Upper right wall white painted over pebble effect. Small hole to mid height on right wall.
3.7 Ceiling	White painted wood effect panels.	Painted over defects.
3.8 Shelf unit	3 shelf white laminate freestanding unit.	Small laminate chip to upper left hand side.

4. LOUNGE



Ref #4



Ref #4

Item	Description	Condition
4.1 Interior Door	Wood panelled painted white. Single obscured glass panels to top. Brass Yale pull lock.	Painted over defects both facing and return. Wood chips and small wood dents to bottom return. Small scuff marks to mid height left facing below lock. White paint marks to return of lock.
4.2 Door Frame	Wood painted white.	Painted over defects. 2cm scuff to right a over lock receiver.
4.3 Window	White double glazed UPVC bay.	Settlement cracks to lower frame. Scuffs and rubs to lower frame.
4.4 Window Opener	3 white plastic, with integrated locks.	2 keys in lock.
4.5 Window Sill	Wood, painted white.	Approx 6cm paint and wood chips to mid right of front edge. Cracking to frame edge.
4.6 Window Dressing	1 pair cream, lined, full length. Grey flower design. 1 pair dark cream lined mid length. With wall mounted cream iron effect tie backs.	Mark mid level right hand long floral curtain to lining.
4.7 Window Dressing	4 piece net curtain.	Small mark on right net mid lower.
4.8 Flooring	Dark wood panelled.	Visible wood knots.
4.9 Threshold	Wood painted white.	Painted over defects. Scuffs & rubs.
4.10 Floor rug	Cream long piled. Large rectangular.	
4.11 Walls	Matt painted light grey.	Painted over defects. Settlement cracks. Minor rubs and scuffs throughout. Small mark lower left of TV.
4.12 Mirror	Large white plastic framed mirror wall mounted above fireplace.	Frame slightly dusty.
4.13 Fireplace	Iron. With fire guard. Grey metal coal basket. Large black gloss marble effect tiled hearth. Cream laminate surround with mantel.	

4.14 Skirting Boards	Wood, painted white.	Painted over defects. Settlement cracks. Dust to tops.
4.15 Ceiling	Mat painted light grey.	Painted over defects. Small scuffs and rubs.
4.16 Coving	Wood painted white.	Painted over defects. Settlement cracks.
4.17 Lighting	1 white plastic ceiling rose. Cream tapered shade with chandelier effect plastic jewels. 1 freestanding clear plastic lamp with cream laser cut floral shade.; Bulbs fitted.	
4.18 Heating	White painted central heating radiator. 1 end cap. 1 thermostatic valve.	
4.19 Staircase	Fixed, wood painted. With grey long pile carpet treads. Chrome effect carpet bars. Light wood hand rail. Wood, painted white spindles.	Small black dent to left of third step. Settlement cracks throughout steps. Painted over defects. Paint marks to lower and high end of wood hand rail.
4.20 Light switches	1 triple, white plastic.	
4.21 Power Sockets	3 double, chrome effect.	
4.22 Phone Sockets	1 black BT broadband unit.	
4.23 Lounge furniture	1 large 2 seater, brown fabric seat cushions. Brown leather effect base and arms. 2 brown fabric back cushions. 2 brown and cream back cushions. 1 light wood chest style box on top of rug.	
4.24 Shelf/cupboard unit	2 built in shelf and cupboard units either side of fireplace. White wood painted. 5 shelves to each. 2 double doored cabinets to bottom. 4 chrome effect pull handles. Fuse board to back right hand side of right cupboard. LG DVD player & sky box to left of left cupboard.	Painted over defects.
4.25 TV Unit	Above DVD player. Black plastic. Apple box in cupboard.	
4.26 Phone	1 black old style push button phone.	



Ref # 4.5



Ref # 4.6



Ref # 4.13



Ref # 4.17



Ref # 4.19



Ref # 4.23



Ref # 4.23



Ref # 4.26

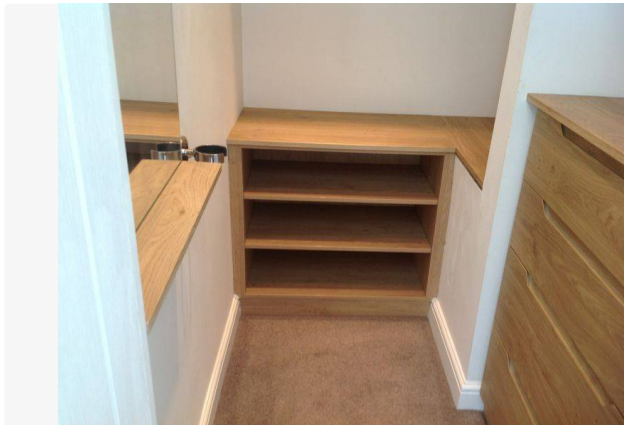
5. BEDROOM



Ref #5



Ref #5



Ref #5

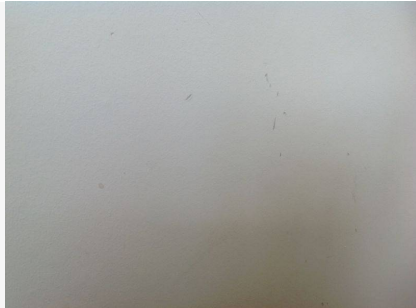
Item	Description	Condition
5.1 Interior Door	Wood panelled painted white. 2 chrome effect hinges.	Painted over defects. Aprox 1cm wood chip bottom right of jamb.
5.2 Door Opener	Chrome effect.	Back plates loose on both return and facing. Return handle loose.
5.3 Door Frame	Wood painted white.	Painted over defects.
5.4 Window	White UPVC double glazed bay.	Settlement cracks to left frame corner.
5.5 Window Sill	Wood painted white.	Painted over defects.
5.6 Window Opener	3 white plastic with integrated locks.	1 key in lock.
5.7 Window Dressing	Cream lined full length curtains. White plastic track.	Minor marks to mid level of left curtain.
5.8 Walls	Facing wall pink floral wallpaper.	Joins visible.
5.9 Walls	3 walls, matt painted cream.	Painted over defects. Settlement cracks. Drip mark to left wall middle lower. Scuffs & rubs to far right left wall. Long rub mark mid level return.

5.10 Walls	Cupboard - Cream, matt painted cream.	Painted over defects. Settlement cracks. Small black mark mid level right of mirror. Scuffs high level facing. Plug movement holes forward wall return.
5.11 Mirror	Wall mounted to left wall. Light wood shelf wall mounted to bottom of mirror.	
5.12 Skirting Boards	Wood, painted white.	Painted over defects. Large settlement cracks throughout. Large crack to top on right wall right hand side of radiator aprox 50cm.
5.13 Skirting Boards	Cupboard - Wood painted white.	Painted over defects. Settlement cracks.
5.14 Flooring	Grey/pink speck long pile carpet.	
5.15 Threshold	Metal bar.	
5.16 Ceiling	White painted.	Painted over defects.
5.17 Ceiling	Cupboard - Cream painted.	Small scuff marks far centre, forward of door.
5.18 Coving	Wood painted white.	Painted over defects. Minor settlement cracks.
5.19 Lighting	Cupboard - 3 chrome effect ceiling spots. 3 halogen bulbs.	
5.20 Lighting	1 white plastic ceiling rose. 1 large cream fabric tapered shade. 1 energy saving bulb.	
5.21 Light switches	1 single dimmer, white plastic.	
5.22 Light switches	In Cupboard - 1 white plastic sensor.	
5.23 Power Sockets	4 double, white plastic. 1 single, white plastic.	
5.24 Power Sockets	1 double, white plastic. 1 double, chrome effect.	
5.25 Alarm unit	ADT unit. Serial 1000504129. In Cupboard.	
5.26 Bedroom Furniture	Fitted light wood 4 drawer unit. In cupboard.	
5.27 Bedroom Furniture	1 double, cream iron effect bedstead. 1 double Myers mattress. 2 wood antique effect 2 drawer bedside tables with iron effect handles. 2 cream freestanding with diamond effect stem lamps with cream pleated shades 2 bulbs. 26" Samsung TV wall mount. 1 Samsung TV remote. 1 SKY remote.	Bedstead frame slightly dusty. 2 large 6 small stains to mattress. Paint lightly worn to finish, on bedside tables.

5.28 Shelf unit.	Facing wall mounted light wood effect. With 2 shelves. Large light wood top area. In cupboard.	
5.29 Cabling	Wires to return wall coming through from bedroom wall. In cupboard.	
5.30 Cupboard	Wood panelled painted white. 2 chrome effect hinges.	Painted over defects.
5.31 Fixtures	1 chrome effect hair dryer holder wall mounted. Left wall lower right of mirror. In cupboard.	



Ref # 5.1



Ref # 5.9



Ref # 5.10



Ref # 5.25



Ref # 5.28



Ref # 5.29

6. BATHROOM

Ref #6



Ref #6

Item	Description	Condition
6.1 Interior Door	Wood panelled painted white. 2 chrome effect hinges.	Slight peeling wood trim of return far left. Painted over defects.
6.2 Door Opener	Chrome effect. Separate chrome effect twist lock.	Handle to facing loose. Lock works but stiff. Scratches to receiver.
6.3 Door Frame	Wood painted white.	Painted over defects. Settlement cracks to upper left corner join facing. 3 dents to upper frame return side.
6.4 Window	White UPVC double glazed obscured glass.	Frame slightly soiled.
6.5 Window Opener	White plastic.	Receiver yellowing.
6.6 Walls	Matt painted light grey.	Painted over defects. Scratches to upper left near door frame & lower right on return. Small mark approx 2cm left hand side of left. Rub marks to facing both sides of window.
6.7 Walls	White rectangular glazed. White grout. White glazed cornice border over tiles. White grout.	Small water marks lower right wall forward of radiator.
6.8 Skirting Boards	Slate effect tile border. Grey grout.	
6.9 Flooring	Slate effect tiles. Grey grout.	Dust around bath edges. Small cluster of paint freckles forward from door to right around radiator.
6.10 Threshold	Metal strip.	
6.11 Ceiling	Painted white.	Painted over defects.
6.12 Coving	Wood painted white.	Small grey paint mark on left hand side right wall. Settlement cracks to top on all walls.
6.13 Lighting	5 chrome effect ceiling spots. 5 halogen bulbs.	

6.14 Light switches	1 chrome effect ceiling rose. Chrome effect pull chain. Obscured glass handle.	
6.15 Bath	White acrylic fitted corner bath. White plastic panel. White sealant.	Water marks left of plug. Light dust to base.
6.16 Bath taps.	Chrome effect twin with chrome effect integrated shower and hose. Pop up plug.	
6.17 Basin	White ceramic, recessed to vanity cupboard.	
6.18 Basin Taps	Single chrome effect mixer tap. With pop up plug.	Slight limescale to nozzle.
6.19 WC	White ceramic closed coupled. White plastic seat & lid.	
6.20 WC flush	Chrome effect inset push button.	
6.21 Heating	1 chrome effect central heating towel rail. 2 end caps.	
6.22 Vanity cupboard	White glazed double door. Metal effect pull handles. 1 white laminate shelf.	Bottom hinge to right door loose.
6.23 Bathroom accessories	1 brushed chrome effect free standing toilet roll holder. 1 wicker heart shape right hand side facing.	



Ref # 6.3



Ref # 6.18

7. KITCHEN



Ref #7



Ref #7



Ref #7



Ref #7

Item	Description	Condition
7.1 Walls	Matt painted light grey. 1 white plastic and 1 metal picture hook facing wall.	Scuff marks to lower levels. 2cm, 3 nail hole mark facing wall right side of door.
7.2 Wall tiles	Green rectangular glazed tile splashback. White grout.	
7.3 Worktops	Light wood. Flat edge. Built in breakfast bar. 2 wooden slide out runners with wicker basket drawers. 1 green/grey panelled drawers. 2 wooden chopping boards, freestanding. 2 glass chopping boards freestanding.	
7.4 Flooring	Large white ceramic tiles. Grey grout.	
7.5 Skirting Boards	Wood, painted white.	Painted over defects. Hard to see all due to furniture in situ.
7.6 Ceiling	White painted.	2 touch up patches to left. 1 plaster screw visible forward top right of exterior door.
7.7 Coving	Wood painted white.	Painted over defects.

7.8 Lighting	3 white plastic ceiling spots with 3 halogen bulbs. 1 chrome effect ceiling rose pendent with 5 glass chandelier shades, small bulbs fitted. 2 chrome effect wall mounted glass effect shades with small bulbs fitted. 2 cream/green plastic ceiling rose with green cord pendant. Cream/green shades.	
7.9 Heating	White painted central heating radiator. 2 chrome effect end caps.	
7.10 Fused Outlets	1 single, white plastic.	
7.11 Power Sockets	3 double, white plastic.	
7.12 Light switches	1 triple, white plastic.	
7.13 Low Level Units	Green/grey panelled doors. 4 units. 4 round chrome effect pull handles. 3 small drawers. 3 large drawers. 3 shelves. White laminate interior.	Dust and light scratches to cutlery drawer surface. Top larger drawer dusty interior.
7.14 High Level Unit	4 Green/grey panelled doors. 2 glass panelled doors with 2 green/grey drawers under. 8 white laminate shelves, 2 glass. 2 chrome effect spots to interior of glass panelled units.	Slight dust to shelves.
7.15 Larder	1 pull out green/grey panelled door. 5 grey laminate shelves.	
7.16 Sink	White ceramic, butler. Single. Freestanding wooden drain shelf.	
7.17 Sink Taps	1 chrome effect swan neck mixer. Chrome effect plug, no bung.	
7.18 Fridge Freezer	Rangemaster. Lemon. Double door freestanding. With water cooler & Ice maker on freezer door. Brushed chrome effect long pull handles.	
7.19 Fridge shelves	4 plastic glass with white trim. 2 large plastic glass salad boxes with white trim. 4 white plastic door shelves with plastic fronts. 1 plastic lid shelf. 1 12- egg shelf tray.	
7.20 Freezer trays	2 plastic shelves. 2 boxed trays white plastic with plastic fronts. 4 door shelves white plastic.	
7.21 Dishwasher	Integrated Rangemaster. Serial no: 8921000098. Model no: RDW6012FI	Slight odour to interior.
7.22 Microwave	White Panasonic.. 900w. Serial no: NN-V653W. 1 glass plate. 1 wire rack.	

7.23 Oven	Freestanding Rangemaster. Cream with black hob. Dual supply.	
7.24 Extractor Hood	Built in hood. With 2 built in halogen spots. 2 chrome effect spots to range tiled ceiling.	
7.25 Furniture	1 light wood double cupboard side board with 6 small drawers and 2 shelves.	
7.26 Table & Chairs	Light wood table with green painted wood under and legs. 4 light wood chairs with wicker seats. 4 cream seat cushions.	
7.27 Utensils	1 brush chrome effect kettle with black stand. 1 Maximix, cream, coffee maker. 1 cream, freestanding metal bread bin. 1 silver plastic weighing scale.	Heavy water marks and paint marks to outside.
7.28 TV	Wall mounted Sony 42" with remote. On left wall.	
7.29 Wine racks	2 light wood built in 4 shelved wine racks either side of range cooker.	
7.30 Breakfast bar chairs	2 chrome effect stands with black leather effect swivel seats.	
7.31 Bin	1 mid height cream metal bin with chrome effect lid. Black foot pedal opener.	



Ref # 7.6



Ref # 7.13



Ref # 7.17



Ref # 7.18



Ref # 7.19



Ref # 7.20



Ref # 7.22



Ref # 7.23



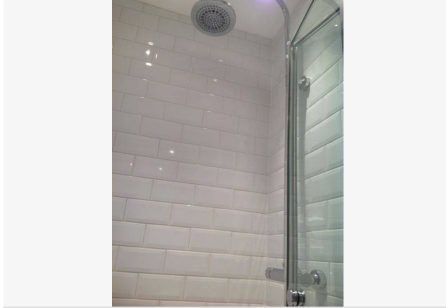
Ref # 7.27

8. WC		
Item	Description	Condition
8.1 Interior Door	Wood panelled painted white. 2 chrome effect hinges.	Painted over defects.
8.2 Door Opener	Chrome effect with separate twist lock.	Handles slightly loose.
8.3 Door Frame	Wood painted white.	Paint thinning to middle frame.
8.4 Window	White UPVC double glazed obscured glass.	Soiled to low level corners.
8.5 Window Opener	White plastic with integrated lock. White plastic vent.	1 key in lock.
8.6 Walls	Matt painted light grey.	White plastic picture hook right return wall.
8.7 Wall tiles	White rectangular glazed. White grout. White glazed cornice border. White grout.	Grout yellowing in cubicle.
8.8 Flooring	Extended from hallway. Large white ceramic tiles. Grey grout.	
8.9 Ceiling	White matt painted.	
8.10 Lighting	4 chrome effect ceiling spots. 4 halogen bulbs. 3 mini chrome effect spots to top of tiled cut away shelf in shower cubicle. Bulbs fitted.	
8.11 Light switches	1 white plastic ceiling rose. Chrome effect chain with glass effect grip handle.	
8.12 Heating	Chrome effect central heating towel rail. 2 end caps.	
8.13 Shower Door	Double folding acrylic, with chrome effect frame & pull handle.	
8.14 Shower Tray	White laminate. White plastic waste.	
8.15 Shower Unit	Chrome effect shower valve with wall mounted chrome effect, large shower shower head.	
8.16 Extractor Fan	Light activated. Above cubicle. InterVent.	
8.17 Basin	White ceramic pedestal.	Bowl is loose.
8.18 Basin Taps	Chrome effect mixer tap. Pop up plug.	

8.19 WC	White ceramic closed coupled. White plastic seat and lid.	
8.20 WC flush	Chrome effect inset push button.	



Ref # 8.10



Ref # 8.15

9. UTILITY ROOM

Ref #9



Ref #9

Item	Description	Condition
9.1 Interior Door	Wood panelled painted white.	Painted over defects.
9.2 Door opener.	Chrome effect handle.	
9.3 Door Frame	Wood painted white.	Painted over defects. Wood knot crack facing left frame, mid level.
9.4 Flooring	Extended from hallway. Large white ceramic tiles. Grey grout.	
9.5 Walls	Painted matt white.	Painted over defects. Moderate scuffs and rubs throughout. Heavy rub marks to right wall mid height.
9.6 Wall tiles	2 tile height splashback. White glazed rectangular tiles. White grout.	
9.7 Sink	Single chrome effect inset.	Usage scratches.
9.8 Sink Taps	1 chrome effect mixer. Waste strainer chrome effect.	Water marks to waste strainer. Minor limescale to tap spout.
9.9 Worktops	Light wood effect laminate. Rolled edge.	
9.10 Low Level Units	Double door white laminate. 2 brushed chrome effect pull handles. 2 shelves white laminate.	Small scuff marks to return of right door.
9.11 High Level Units	White laminate. 4 white laminate doors with brushed chrome effect pull handles. 6 shelves.	
9.12 Boiler	White combi boiler. Worcester. Within high level unit.	
9.13 Power Sockets	2 double, white plastic.	
9.14 Fused Outlets	2 single, white plastic.	

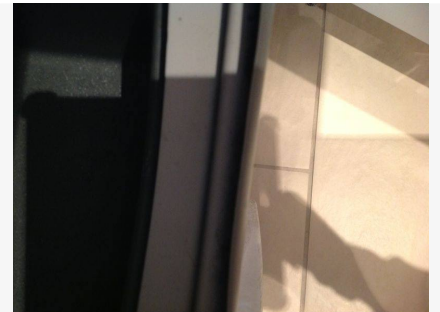
9.15 Clothes Airer	Ceiling mounted wooden. Metal rollers. Rope pulleys.	
9.16 Bread Maker	1 Panasonic bread maker SD 257.	
9.17 Vacuum Cleaner	1 pink Hetty vacuum.	White paint splashes to lid. Slight dust.
9.18 Washing Machine	White BEKO. Model: WME7267W. Serial: 10-103566-03	Slight odour.
9.19 Tumble Dryer	White HOTPOINT Ultima condenser dryer. Serial: 62102429. Model number TC71P	Heavy dust inside seal.



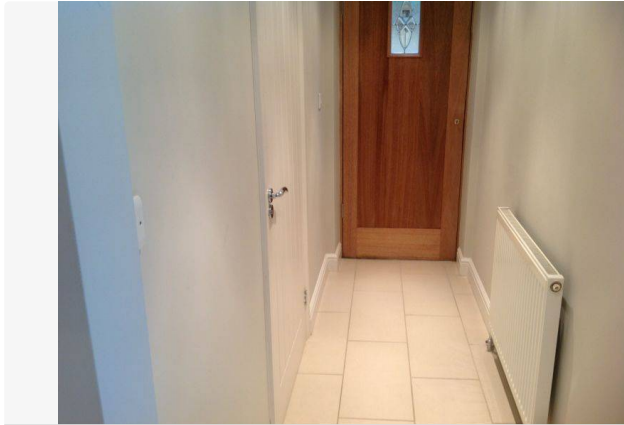
Ref # 9.12



Ref # 9.15



Ref # 9.19

10. HALLWAY

Ref #10



Ref #10

Item	Description	Condition
10.1 Exterior door	Light wood panelled with obscured glass panel at top. 1 single gold effect lock plate and fitting.	
10.2 Walls	Matt painted light grey. White laminate hook rack left wall right hands side of WC door. 5 iron effect hooks.	Scuffs & rubs to lower levels.
10.3 Flooring	Large white ceramic tiles. Grey grout.	
10.4 Skirting Boards	Wood, painted white.	Painted over defects.
10.5 Ceiling	White matt painted.	
10.6 Lighting	5 white plastic ceiling spots. 5 halogen bulbs.	
10.7 Light switches	1 single, white plastic. 1 double, white plastic. 1 8-switch, chrome effect. 1 single, chrome effect dimmer.	
10.8 Power Sockets	1 double, white plastic. 1 double, chrome effect.	

Declaration

We/I 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 of the contents and condition of the property.

Signed by the	_____
Signature	_____
Print Name	_____
Date	/ /

Signed by the	_____
Signature	_____
Print Name	_____
Date	/ /