



14/09/
2015.templet_na_inv

COMPANY: IPS
INSPECTED BY: N Joubert
DATE OF INSPECTION: 14/09/2015
PREPARED FOR: Temples Nantwich

COMPANY: IPS
INSPECTED BY: N Joubert
DATE OF INSPECTION: 18/07/2016

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INSPECTION INFORMATION

Agent: Temples (Nantwich)
Property Type: Four Bedroom – Detached
Prepared & Inspected By: IPS (NJ)
Inspection Type: Inventory & Schedule of Condition
Weather Conditions: Sunshine & Clouds
Tenant Details: Goldbeck Construction Ltd
Tenancy Start Date: 15th September 2015
Landlord: Temples (Nantwich) Ltd

INSPECTION INFORMATION

Inspection Type: Check Out Inspection Report

SCHEDULE OF CONDITION

Inspectors Comments

Electrical works are in progress during inventory preparation.

The inventory is therefore prepared under associated constraints.

Unable to test lighting in some areas due to the electrical works in progress.

Contractors remain in property after inventory preparation completed.

SCHEDULE OF CONDITION

Inspectors Comments

Beds need dressing correctly.

General tidying and sorting of furnishing items is recommended.

Cleaning is recommended prior to relet, cleaning issues are noted within the ingoing report.

Tidying of external surfaces is recommended.

New mattress protectors etc are required.

Check Out Inspection

9 Park Road Willaston Nantwich CW5 6PW
18/07/2016

METERS

Gas Meter



14/09/2015 14:46 (UTC) at 0.0 ° ,
0.0 °

Serial #: G4A0178565 0201 2002
Reading One: 16769.624
Last Checked: 2015-09-14
Supplier: Unknown
Location: Exterior – front side
Note:

Water Meter

Serial #: N/A
Reading One: N/A
Last Checked: 2015-09-14
Supplier: Unknown
Location: N/A
Note:

Electric Meter



14/09/2015 14:43 (UTC) at 0.0 ° ,
0.0 °

Serial #: 14E0450225
Reading One: 002064.8
Last Checked: 2015-09-14
Supplier: Unknown
Location: Utility room cupboard

METERS

Gas Meter



18/07/2016 08:57 (UTC) at 0.0 ° ,
0.0 °

Serial #: G4A0178565 0201 2002
Reading One: 19016.339 m3
Last Checked: 2016-07-18
Supplier: Unknown
Location: Exterior – front side
Note:

Water Meter

Serial #: N/A
Reading One: N/A
Last Checked: 2016-07-18
Supplier: Unknown
Location: N/A
Note:

Electric Meter



18/07/2016 08:54 (UTC) at 0.0 ° ,
0.0 °

Serial #: 14E0450225
Reading One: 005100.8 kWh
Last Checked: 2016-07-18
Supplier: Unknown
Location: Utility room cupboard

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18/07/2016

Note:
Fusebox Location:

Utility room cupboard

Note:
As previously mentioned

SPACES

Property Details

A four bedroom detached property with driveway area and rear garden.



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(UTC) at 0.0 °, 0.0 °



14/09/2015 13:39
(UTC) at 0.0 °, 0.0 °

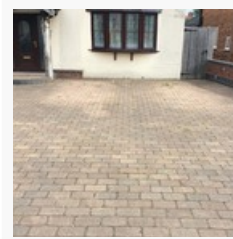
SPACES

Property Details

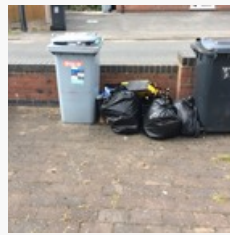
As previously mentioned



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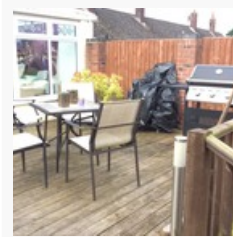
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Property Exterior

Property Exterior – Front External Surfaces

Front External Surfaces Good

Including mono block paving throughout

Few weeds are visible between the mono blocks.



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Property Exterior

Property Exterior – Front External Surfaces

Front External Surfaces Good  **Flagged**

The rubbish bins are full to capacity.

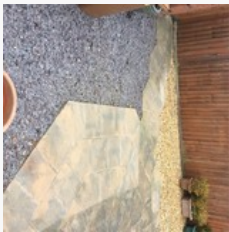
Black bags and empty bottles remains to front driveway area (T).

Property Exterior – Rear External Surfaces

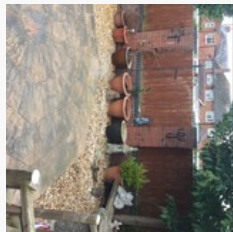
Rear External Surfaces Good

Plum gravel
Golden gravel
Textured concrete paving
Wooden decking

In good and tidy condition.



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Property Exterior

Property Exterior – Rear External Surfaces

Rear External Surfaces Good

Further signs of weathering are visible to high wooden decking.
Signs of weathering are becoming to be visible to some external features and ornaments.

Property Exterior

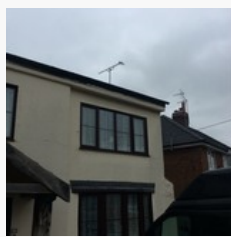
Property Exterior – Front External Features

Features: Good

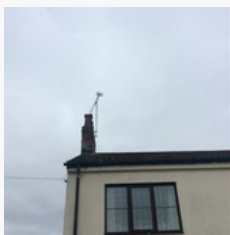
One wooden framed external porch canopy with tiled roofing
One black and silver house number plaque
One decorative ceramic house number plaque
Two television aerials
One satellite dish
One wooden side of the street gate giving access to the bin store



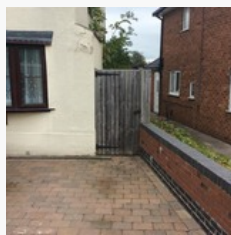
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Property Exterior – Front External Features

Features: Good

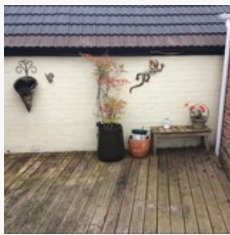
As previously mentioned

Property Exterior – Rear External Features

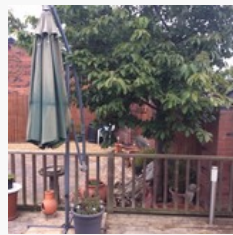
Features: Good

Various decorative garden wall art
 Various terracotta and plastic plant pots, some with established shrubs
 One wooden bench
 One single arm green parasol
 One small terracotta decorative chimenea
 Three brushed steel post external lights
 One large chimenea with green cover
 One garden table with four matching chairs
 Four green plastic garden chairs
 One gas bbq with green cover
 One white plastic garden chair
 One cream plastic storage box with green lid
 One wooden garden pedestrian gate
 One exterior decorative wall clock
 One weather vane
 One black water butt
 One decorative metal wall bracket
 One metal multi arm bird feeder
 One concrete bird bath
 One wooden garden bench
 One terracotta herb pot

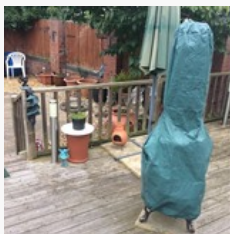
Refer to photographs for further evidence of item specifics and conditions.



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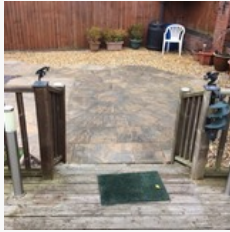
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Property Exterior – Rear External Features

Features: Good

As previously mentioned

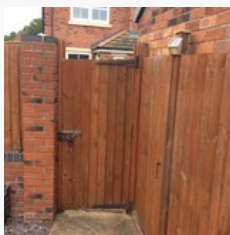
Property Exterior – Rear External Features (continued)



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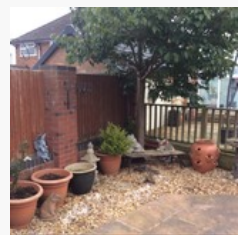
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Property Exterior

Property Exterior

Property Exterior – Boundaries

Front Boundaries Good

The front boundaries include a low level red brick wall to both the neighbouring and roadsides.
In good and tidy condition.



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Property Exterior – Boundaries

Front Boundaries Good

As previously mentioned

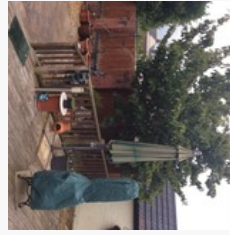
Property Exterior – Boundaries

Rear Boundaries Good

Including wooden fence panel sections set within brick built posts to each neighbouring and wooden fencing to the rear.



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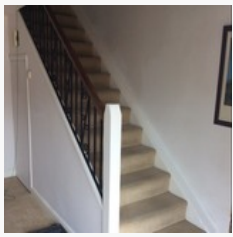
Property Exterior – Boundaries

Rear Boundaries Good

As previously mentioned

Entrance Hallway

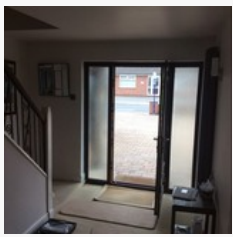
The reception area is in good condition overall. Cleaning issues are currently visible. The paintwork and decor is in fair condition overall with slight signs of wear visible. The fitted carpet is in fair condition with general signs of wear visible.



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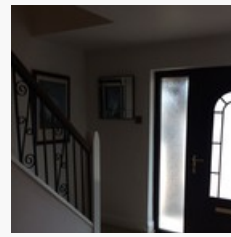
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Entrance Hallway

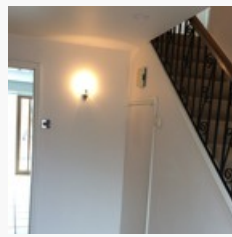
As previously mentioned



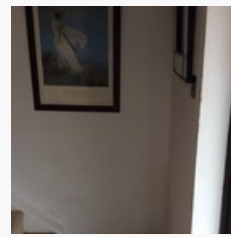
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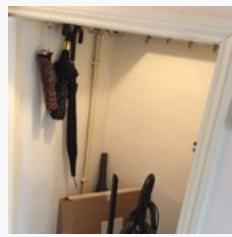
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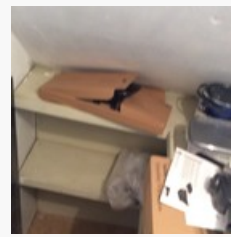
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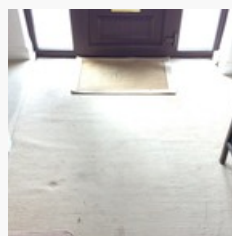
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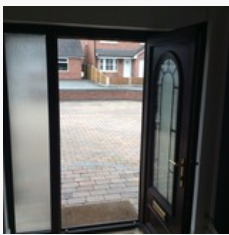
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Entrance Hallway – Doors

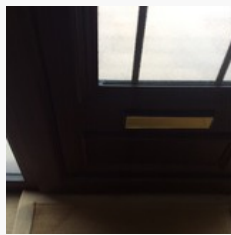
Front Door Good

One dark simulated woodgrain UPVC front door with one privacy double glazed unit.
Including two privacy double glazed side window units.
Including two brass door handles with lock and multi latch mechanism.
Including one letterbox with brass covers.

The front door and fittings are in good operating order.



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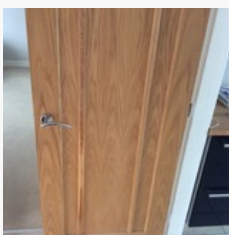
Entrance Hallway – Doors

Varnished wooden internal door Good

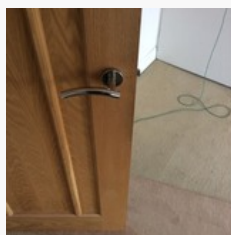
Including one flat panel varnished wooden internal door.
Including two chrome door handles with single latch mechanism.

In good and clean condition.

The door and fittings are in good operating order.



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Entrance Hallway – Doors

Front Door Good

As previously mentioned

Entrance Hallway – Doors

Varnished wooden internal door Good

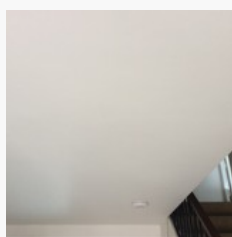
As previously mentioned

Entrance Hallway – Ceiling

Plaster Painted White Good

The white painted ceiling is clean and is in good condition.
There are no visible issues or areas of any concern to mention.

Including one smoke alarm fitting – tested.



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Entrance Hallway – Ceiling

Plaster Painted White Good

As previously mentioned

Entrance Hallway – Flooring

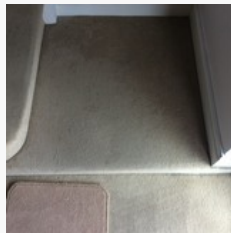
Fitted Carpet Light Brown Fair

Light brown fitted carpet.
Including matching carpet runners.

Signs of wear are visible to high traffic and contact areas.
Including carpet pile compaction and the associated discolouration.
The carpet is dusty with particles visible.
The carpet edges and door threshold areas are discoloured with dusty residue.



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Entrance Hallway – Flooring

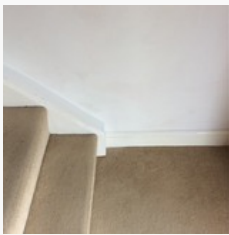
Fitted Carpet Light Brown Fair

As previously mentioned

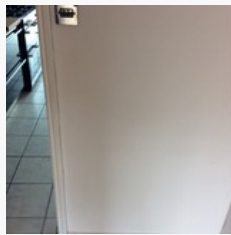
Entrance Hallway – Walls & Decor

Painted Plaster Magnolia White Painted Woodwork Fair

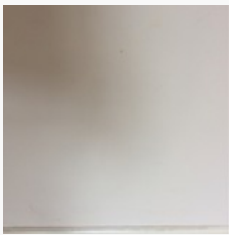
The magnolia paintwork to the walls and the white painted woodwork is in fair condition.
Light signs of wear are visible to high traffic and contact areas.
Including patchy areas of paintwork, light areas of discolouration to high contact areas and paint chips and scuff marks from mid to lower level areas.



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Entrance Hallway – Walls & Decor

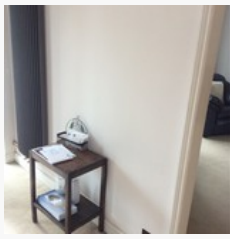
Painted Plaster Magnolia White Painted Woodwork Fair

As previously mentioned

Entrance Hallway – Fixtures & Fittings

Sockets, Switches & Heating Good

One dark polished silver triple light switch
One dark polished silver single lightswitch
One dark polished silver single plug socket
One grey wall mounted panel radiator
One thermostat control dial



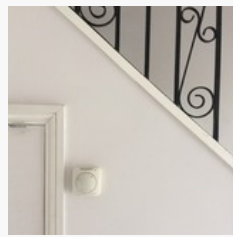
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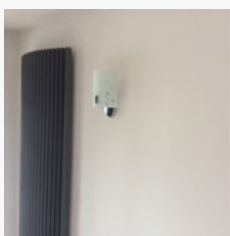


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Entrance Hallway – Lighting

Wall Lights Good

Including to flush wall lights with decorative opaque glass shades.



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Entrance Hallway – Fixtures & Fittings

Sockets, Switches & Heating Good

As previously mentioned

Entrance Hallway – Lighting

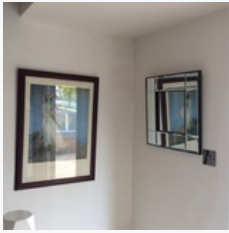
Wall Lights Good

As previously mentioned

Entrance Hallway – Furnishings

Furnishings & Items Include: Good

One decorative framed mirror
 One framed wall art
 One wooden telephone table with decorative letter rack



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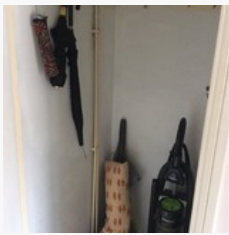
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Entrance Hallway – Cupboards

Storage Cupboard Fair

Containing wooden fitted shelving and several single coat hooks.
 Including two vacuum cleaners.
 Including two umbrellas.

The overall condition of the cupboard interior and fittings is consistent with age.
 The interior paintwork is very marked and very scuffed.



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Entrance Hallway – Furnishings

Furnishings & Items Include: Good

As previously mentioned

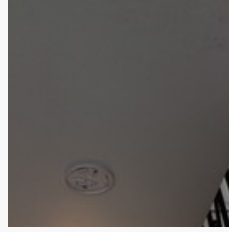
Entrance Hallway – Cupboards

Storage Cupboard Fair

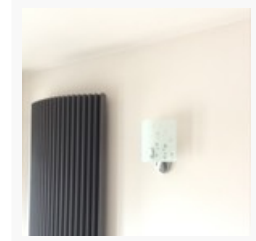
As previously mentioned

Check Out Inspection
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18/07/2016

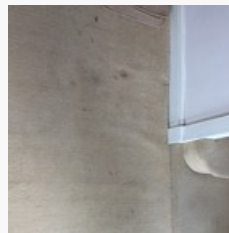
Entrance Hallway – Maintenance Issues



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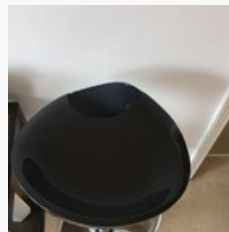
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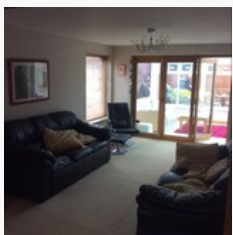
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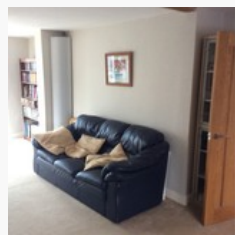
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Living Room

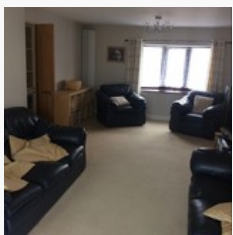
The living room is in good condition overall. Light cleaning issues are visible. The painter decor is in good condition showing light signs of wear. The fitted living room carpet is in fair condition with general signs of wear visible. The furnishings are in good condition overall with light signs of visible wear which are consistent with use.



14/09/2015 13:47
(UTC) at 0.0 ° , 0.0 °



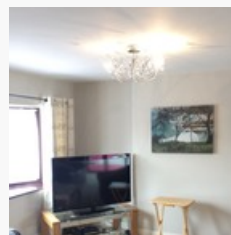
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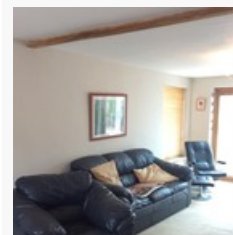
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Living Room

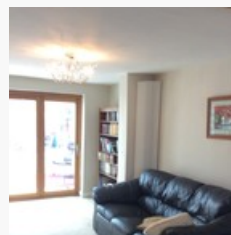
As previously mentioned



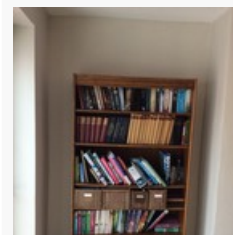
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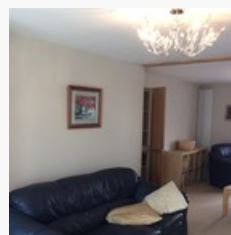
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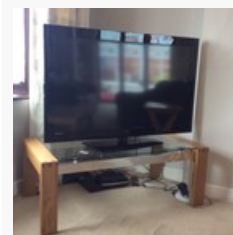
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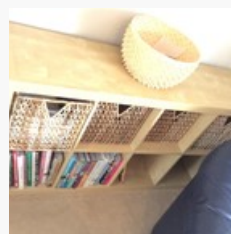
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18/07/2016 08:36
(UTC) at 0.0 ° , 0.0 °



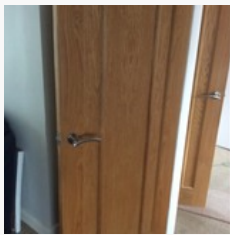
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Living Room – Doors

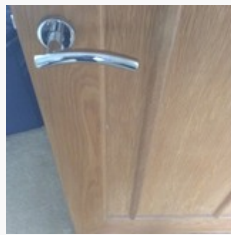
Varnished wooden internal door Good

Including one flat panel varnished wooden internal door.
 Including two chrome door handles with single latch mechanism.

In good and clean condition.
 The door and fittings are in good operating order.



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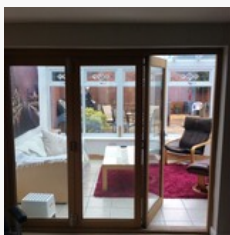


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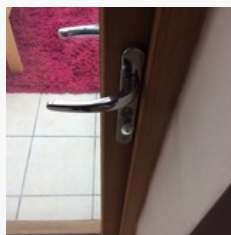
Living Room – Doors

Folding Glazed Door Good

Tri-folding glazed door.
 Including three medium wood door casements, three double glazed units and chrome doorhandles with lock and multi latch mechanism.



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Living Room – Doors

Varnished wooden internal door Good

As previously mentioned

Living Room – Doors

Folding Glazed Door Good

As previously mentioned

Living Room – Windows

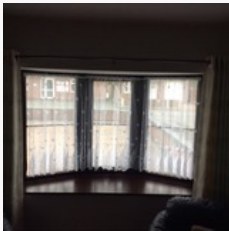
Upvc Double Glazed Upvc Sill Good

Including dark simulated woodgrain UPVC window frames with three double glazed units including one window opening, brass window handle with lock and matching windowsill.

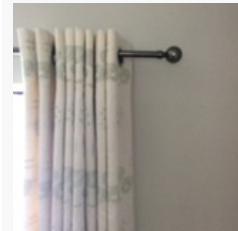
Including decorative net curtain.

Including one dark steel curtain pole with two matching finials and decorative lined curtains.

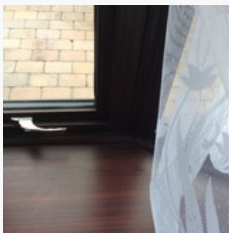
Dust is visible to surfaces.



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Living Room – Windows

Upvc Double Glazed Upvc Sill Good

As previously mentioned

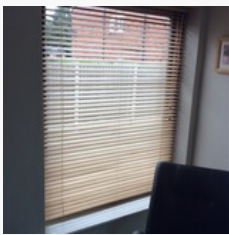
Living Room – Windows

Wooden Varnished & Double Glazed Fair

Including one varnished wooden window frame with one double glazed unit and white painted wooden windowsill.

Including medium wood Venetian blind.

The overall condition is consistent with age.
 Residue is visible to the casement surfaces.
 Dust is visible to the blind and window surfaces.



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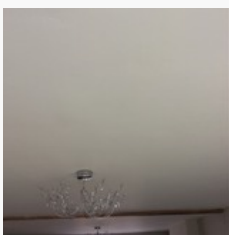
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Living Room – Ceiling

Plaster Painted White Good

The white painted living room ceiling is clean and is in good condition.

There are no visible issues or areas of any concern to mention.



14/09/2015 13:49
 (UTC) at 0.0 ° , 0.0 °

Living Room – Windows

Wooden Varnished & Double Glazed Fair

As previously mentioned

Living Room – Ceiling

Plaster Painted White Good

As previously mentioned

Living Room – Flooring

Fitted Carpet Light Brown Fair

Pale brown fitted living room carpet.

In fair condition overall.

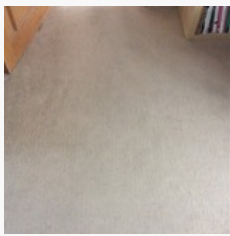
Signs of wear are visible to high traffic areas.

Signs of wear including carpet pile compaction at high contact and traffic areas and the associated discolouring.

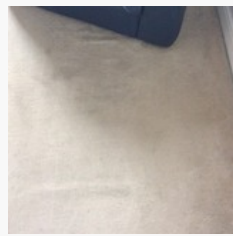
Carpet creasing is visible to high contact and central walkways.

Furniture indentations are visible.

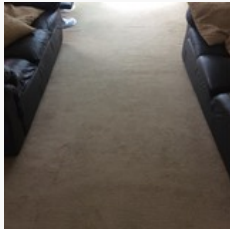
The fitted carpet is very dusty and discoloured to the skirting board edges.



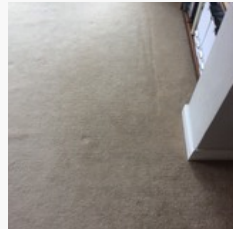
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Living Room – Flooring

Fitted Carpet Light Brown Fair

As previously mentioned

Living Room – Walls & Decor

Painted Plaster Magnolia White Painted Woodwork Good

The magnolia paintwork to the walls and the white painted woodwork is clean and in good condition overall. Light signs of wear are visible to high traffic and contact areas.

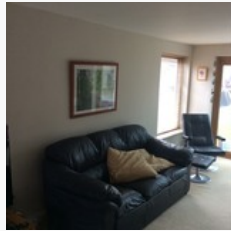
Including light surface scuffs and marks and furniture marks.

Dust is visible to flat surfaces.

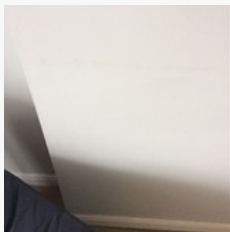
Issues are particularly visible from mid to lower levels and outward corner edges.



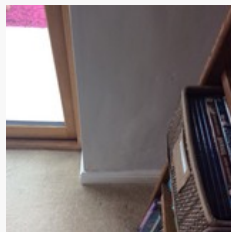
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Living Room – Walls & Decor

Painted Plaster Magnolia White Painted Woodwork Good

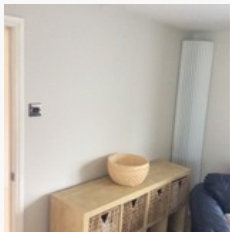
As previously mentioned

Living Room – Fixtures & Fittings

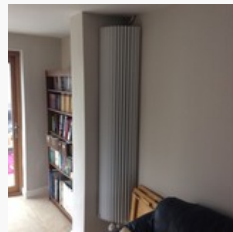
Sockets, Switches & Heating Good

One chrome light switch
Two wall mounted corner radiators
Three chrome double light switches
One telephone socket

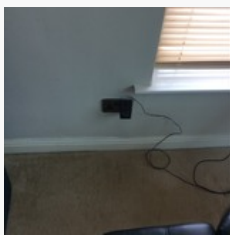
Some fitting may be obscured by furnishings.



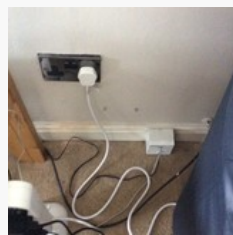
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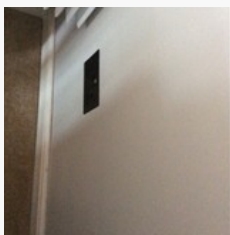
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Living Room – Fixtures & Fittings

Sockets, Switches & Heating Good

As previously mentioned

Living Room – Lighting

Multi Arm Light Fitting Good

Two decorative central multi arm chrome ceiling fittings.
In good and clean condition.



14/09/2015 13:51
(UTC) at 0.0 ° , 0.0 °

Living Room – Lighting

Multi Arm Light Fitting Good

As previously mentioned

Living Room – Furnishings

Furnishings & Items Include: Good

Two leather armchairs each with one faux cream fur cushion
One light wood cube storage sideboard with four baskets and including various books and one decorative large bowl
Four framed wall art
Two three seater leather sofas
One light wood effect tall display cabinets with two glass doors and containing various decorative glassware items – refer photographs
One black leather and brushed steel armchair with matching footstool
One large bookshelf with storage baskets containing DVDs and various books and novels
Two folding tables
One medium wood and glass television table
One black flat screen television (Technik)
One household telephone and docking station

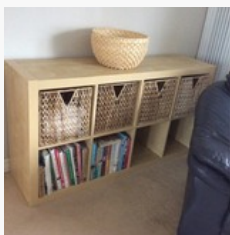
Refer to photographs for further evidence of item specifics and conditions.



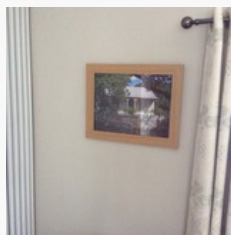
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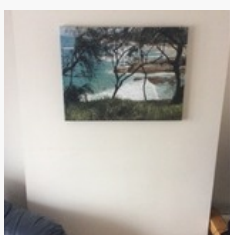
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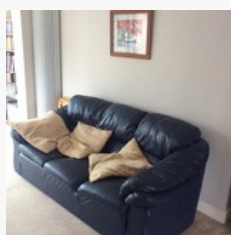
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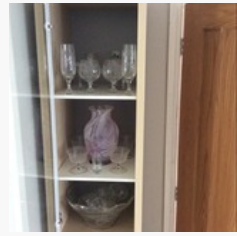
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Living Room – Furnishings

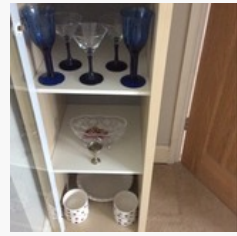
Furnishings & Items Include: Good

As previously mentioned

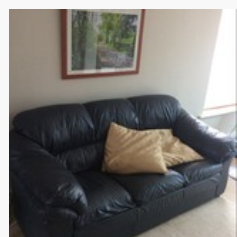
Living Room – Furnishings (continued)



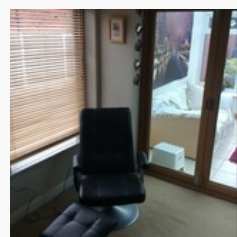
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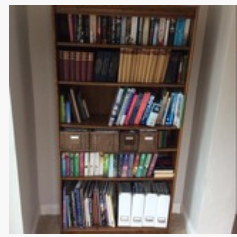
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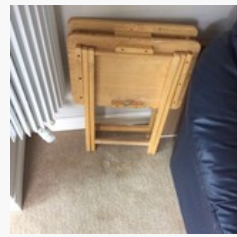
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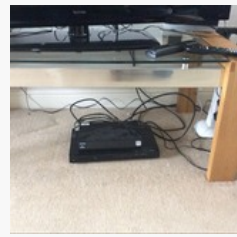
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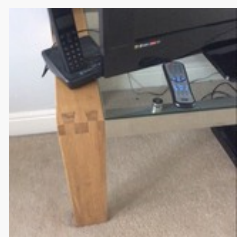
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Check Out Inspection
9 Park Road Willaston Nantwich CW5 6PW
18/07/2016

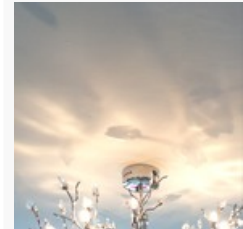
New/Additional Issues

Living Room – Maintenance Issue

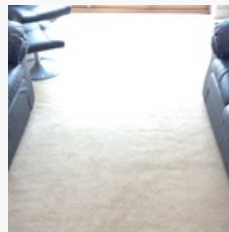
6 small Hal be lbs



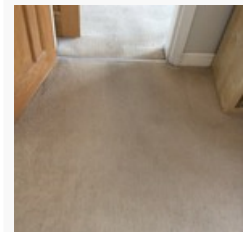
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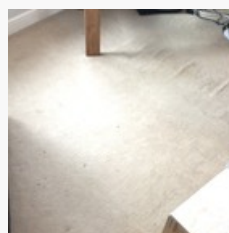
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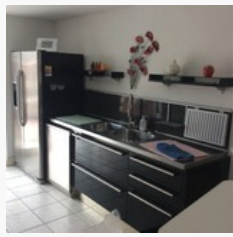
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Kitchen

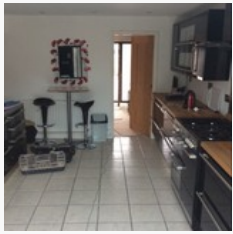
The kitchen is in good condition overall.
Light cleaning issues are visible.
The painted decor is in good condition with light signs of wear visible. The tiled flooring, fitted units and appliances are in good condition overall.



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(UTC) at 0.0 ° , 0.0 °



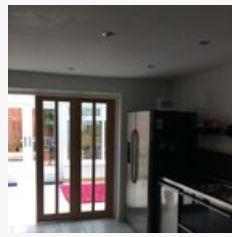
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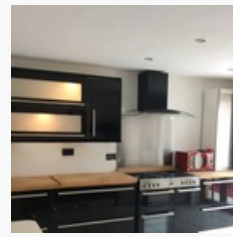
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Kitchen

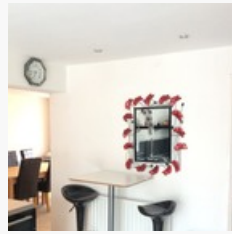
As previously mentioned



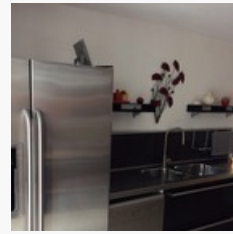
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(UTC) at 0.0 ° , 0.0 °



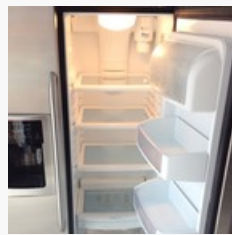
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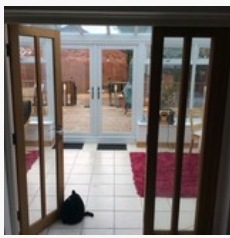
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Kitchen – Doors

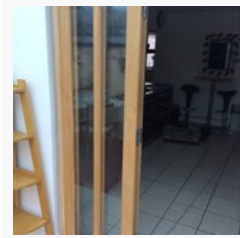
Glazed Wooden Double Doors Good

Including two wooden door casements, each with two glazed units.
Including two chrome doorhandles with single latch mechanism.

In good and clean condition.



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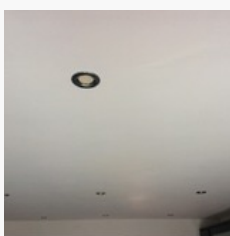


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Kitchen – Ceiling

Plaster Painted White Good

The white painted ceiling is clean and is in good condition.
There are no visible issues or areas of any concern to mention.



14/09/2015 13:53
(UTC) at 0.0 °, 0.0 °

Kitchen – Doors

Glazed Wooden Double Doors Good

As previously mentioned

Kitchen – Ceiling

Plaster Painted White Good

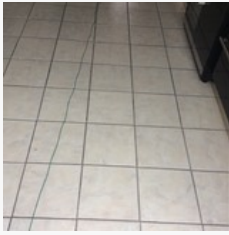
As previously mentioned

Kitchen – Flooring

Tiles Cream Good

Cream mottled ceramic kitchen floor tiles.

Cleaning issues are currently present.
 All tiles are secure and are intact.



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Kitchen – Flooring

Tiles Cream Good

As previously mentioned

Kitchen – Walls & Decor

Painted Plaster White White Painted Woodwork Good

The white paintwork to the walls and the white painted woodwork is clean and in good condition.

Signs of wear are visible to high contact and traffic areas.

Signs of wear including areas of surface discolouration, scuff marks and small paint chips.

Discoloured and blistering paintwork is visible to the bottom left of the fridge freezer.

Including black mosaic style splashback to the kitchen sink area.

Including one stainless steel splashback to the cooking area.



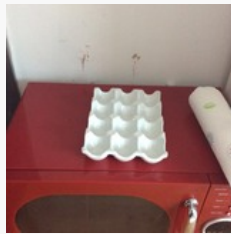
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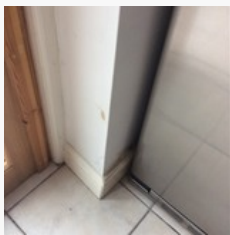
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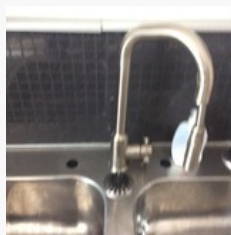
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Kitchen – Walls & Decor

Painted Plaster White White Painted Woodwork Good

As previously mentioned

Kitchen – Fixtures & Fittings

Heating, Sockets & Switches Good

One single panel radiator
 One dark chrome double plug socket
 One dark chrome single plug socket
 One appliance isolation switch with single plug socket



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Kitchen – Fixtures & Fittings

Heating, Sockets & Switches Good

As previously mentioned

Kitchen – Fixtures & Fittings

Fitted Kitchen Units & Worktops Good

Including gloss black door and drawer fronts with brushed steel handles.

Including integral stainless steel worktop section to the kitchen sink side.

Including medium wood block work surface to the opposite side.

Including one stainless steel kitchen sink with mini sink, two stainless steel basket plugs and chrome mixer tap.

Including breakfast bar and two decorative breakfast barstools.

The door and drawer front are in good operating order.

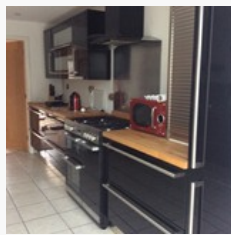
The cupboard and drawer interiors are showing light signs of wear consistent with previous use.

Cleaning issues are visible with food remnants and residue is visible.

The worktop sections are in good and clean condition overall, with light signs of wear visible to the wooden section.



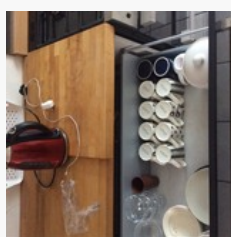
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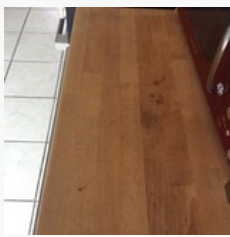
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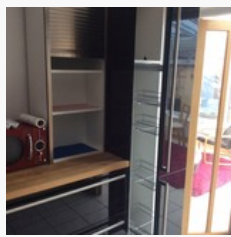
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Kitchen – Fixtures & Fittings

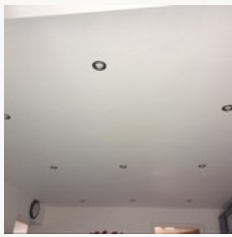
Fitted Kitchen Units & Worktops Good

As previously mentioned

Kitchen – Lighting

Recessed Spotlights Good

Including nine recessed spotlights with lightbulbs.



14/09/2015 13:56
(UTC) at 0.0 °, 0.0 °

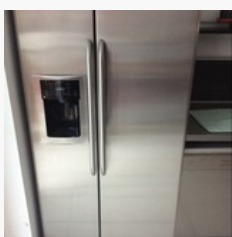
Kitchen – Appliances

Fridge Freezer Good

Make/Manufacturer: Unknown
Colour/Material: Stainless steel
Model: GCE23LG
Serial: DM427422
Instruction manual: None

Cleaning issues are present.

Fridge and freezer fittings are intact and otherwise in good condition.



14/09/2015 13:56
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14/09/2015 13:58
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Kitchen – Lighting

Recessed Spotlights Good

As previously mentioned

Kitchen – Appliances

Fridge Freezer Good

As previously mentioned

Kitchen – Appliances

Integral Dishwasher Good

Make/Manufacturer: Smeg
 Colour/Material: Stainless steel
 Model: DF612SDX
 Serial: 70302 – 0125
 Instruction manual: None



14/09/2015 13:57
 (UTC) at 0.0 ° , 0.0 °



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Kitchen – Appliances

Integral Dishwasher Good

As previously mentioned

Kitchen – Appliances

Range Oven & Hob Good

Make/Manufacturer: Belling
 Colour/Material: Stainless steel
 Model: DB490 DFT
 Serial: 50612975
 Instruction manual: None

In good and clean condition.
 There are no visible issues or areas of any concern to mention.



14/09/2015 13:58
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Kitchen – Appliances

Range Oven & Hob Good

As previously mentioned

Kitchen – Appliances

Microwave Good

Make/Manufacturer: Daewoo
Colour/Material: Red
Model: Unknown
Serial: Unknown
Instruction manual: None

In good and clean condition.



14/09/2015 13:59
(UTC) at 0.0 °, 0.0 °

Kitchen – Appliances

Microwave Good

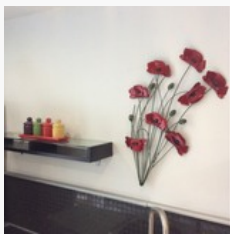
As previously mentioned

Kitchen – Furnishings

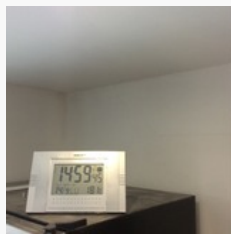
Furnishings & Items Include: Good

One decorative red floral metallic wall art
Four decorative coloured ceramic pots with matching lids
One white ceramic pot with lid
One red strawberry shaped ceramic pot
One clock
One decorative metal floor room framed wall mirror
Assorted glasses
Three red and white plastic containers
One complete knife block
One marble/granite pestle and mortar
Various glass dishes
Various white ceramic dinner plates and bowls
Various plastic storage containers with lids
One stainless steel toaster
One red and chrome kitchen scales
One red and chrome kettle
Various pots and pans with glass lids
Various utensils
Various stainless steel cutlery

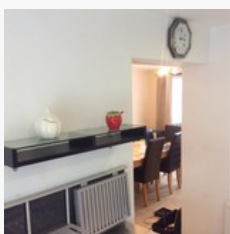
Refer to photographs for further evidence of items, item specifics and conditions.



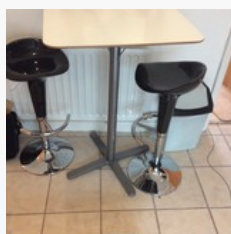
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Kitchen – Furnishings

Furnishings & Items Include: Good

As previously mentioned

Kitchen – Furnishings (continued)



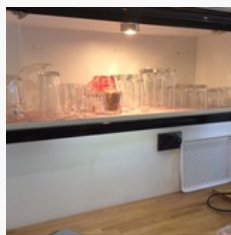
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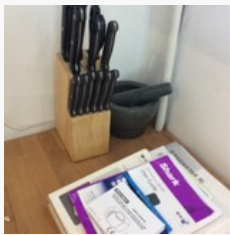
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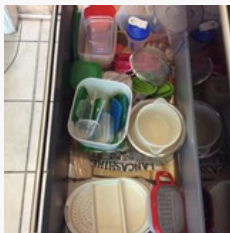
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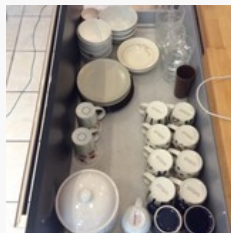
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14/09/2015 14:01
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14/09/2015 14:01
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Kitchen – Furnishings (continued)



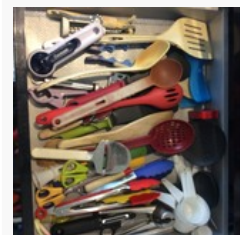
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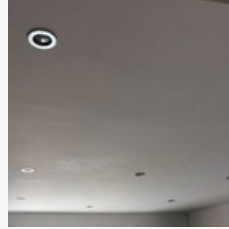
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Check Out Inspection
9 Park Road Willaston Nantwich CW5 6PW
18/07/2016

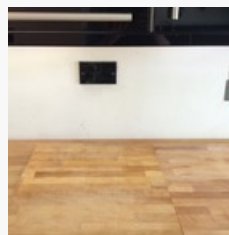
Kitchen – Maintenance Issues



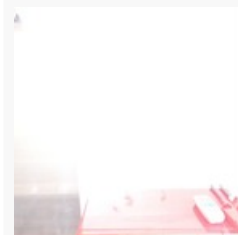
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18/07/2016 08:39
(UTC) at 0.0 ° , 0.0 °



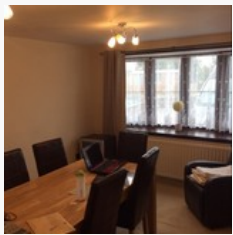
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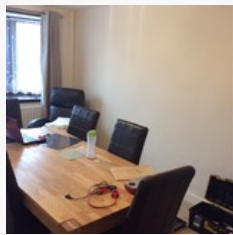
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Dining Room

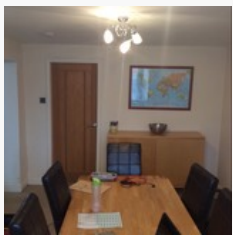
The dining room is in good condition overall. The painted decor is in good condition but with light signs of wear visible. The fitted carpet is in fair condition with general signs of wear and cleaning issues are present. The furnishings are in good condition overall with visible signs of wear which are consistent with use.



14/09/2015 14:02
(UTC) at 0.0 ° , 0.0 °



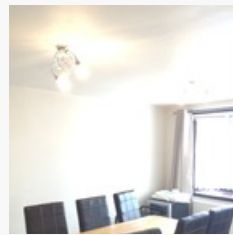
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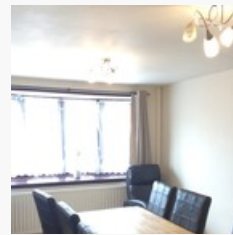
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Dining Room

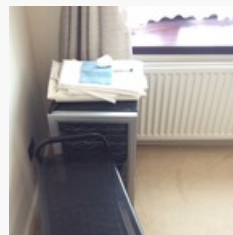
As previously mentioned



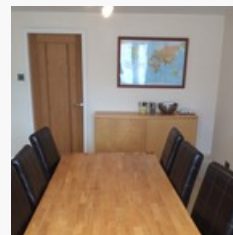
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(UTC) at 0.0 ° , 0.0 °



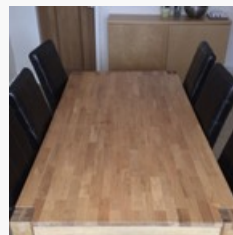
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(UTC) at 0.0 ° , 0.0 °



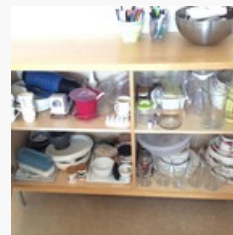
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Dining Room – Windows

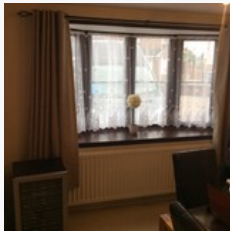
Upvc Double Glazed Upvc Sill Good

Including dark simulated woodgrain UPVC window frames with three double glazed units including two window openings, brass window handles with locks and matching windowsill.

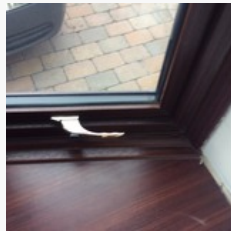
Including decorative net curtain.

Including one dark steel curtain pole with two matching finials and lined curtains.

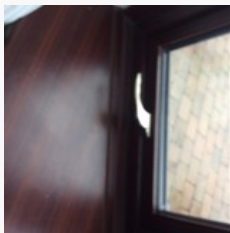
Dust is visible to surfaces.



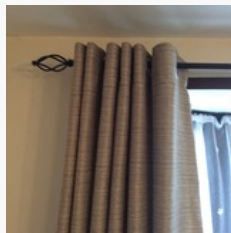
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Dining Room – Windows

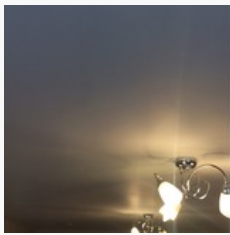
Upvc Double Glazed Upvc Sill Good

As previously mentioned

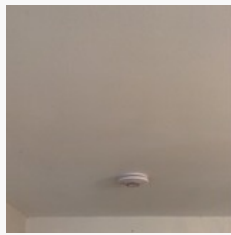
Dining Room – Ceiling

Plaster Painted White Good

The white painted ceiling is clean and is in good condition.
There are no visible issues or areas of any concern to mention.



14/09/2015 14:03
(UTC) at 0.0 ° , 0.0 °

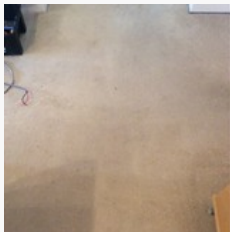


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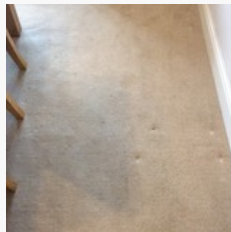
Dining Room – Flooring

Fitted Carpet Light Brown Fair

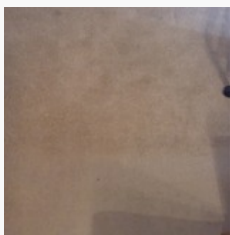
In fair condition overall.
Signs of wear are visible to high traffic and contact areas.
Including carpet pile compaction and the associated discolouration.
Areas of discolouration and marks are visible.
The carpet edges are dusty and discoloured.



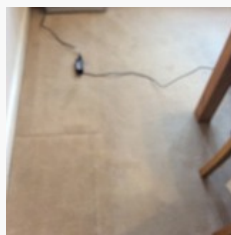
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Dining Room – Ceiling

Plaster Painted White Good

As previously mentioned

Dining Room – Flooring

Fitted Carpet Light Brown Fair

As previously mentioned

Dining Room – Walls & Decor

Poor

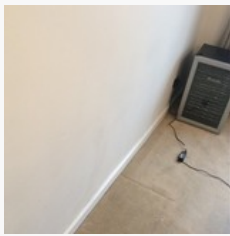
Two Including screws/nails.



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14/09/2015 14:04
 (UTC) at 0.0 ° , 0.0 °

Dining Room – Walls & Decor

Poor

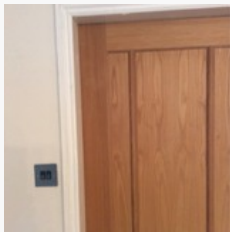
As previously mentioned

Dining Room – Fixtures & Fittings

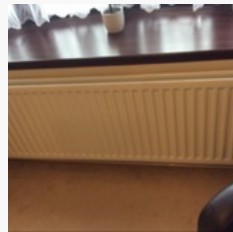
Sockets, Switches & Heating Good

One dark chrome double light switch
Two dark chrome double plug sockets
One double panel radiator
One white television aerial sockets

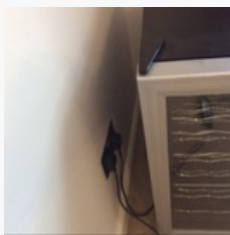
Some fittings may be obscured by furnishings.



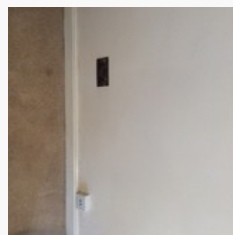
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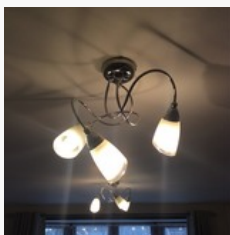


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Dining Room – Lighting

Multi Arm Fitting Opaque Shades Good

Two central multi arm chrome ceiling fittings each with three opaque glass light shades.
Bulbs tested.
There are no visible issues or areas of any concern.



14/09/2015 14:04
(UTC) at 0.0 °, 0.0 °

Dining Room – Fixtures & Fittings

Sockets, Switches & Heating Good

As previously mentioned

Dining Room – Lighting

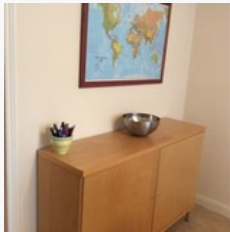
Multi Arm Fitting Opaque Shades Good Flagged

One replacement light bulb is required (T)

Dining Room – Furnishings

Furnishings & Items Include: Good

One framed world map wall art
 One medium wood sideboard with two doors, internal shelving and housing several miscellaneous items including books, belongings, glass and crockery items
 One black steel tea trolley
 One medium wood large dining table with six brown leather upholstered chairs
 One black leather armchair
 One small wine fridge with integral chrome racking
 One white ceramic pot with artificial plant



14/09/2015 14:04
(UTC) at 0.0 ° , 0.0 °



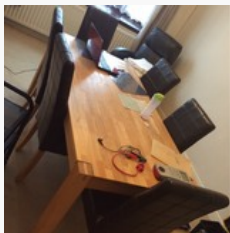
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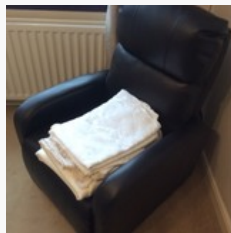
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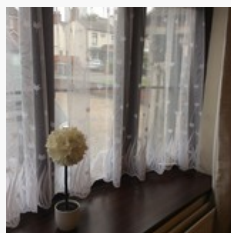
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Dining Room – Furnishings

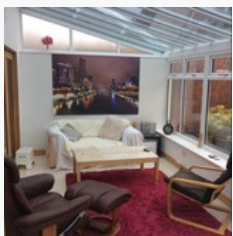
Furnishings & Items Include: Good

As previously mentioned

Dining Room – Furnishings (continued)

Conservatory

The conservatory area is in good condition.
 Light cleaning issues are present.
 The painted decor is in good condition overall with only slight signs of wear visible. The tiled flooring, fixtures and fittings and furnishings are in good condition overall.



14/09/2015 14:05
 (UTC) at 0.0 ° , 0.0 °



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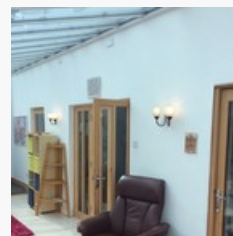
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Conservatory

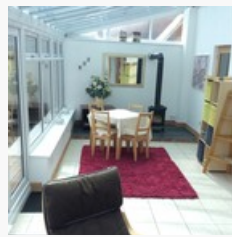
As previously mentioned



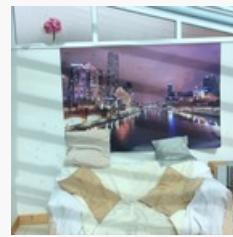
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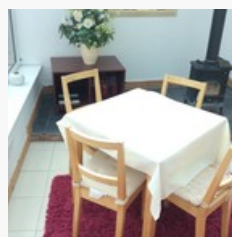
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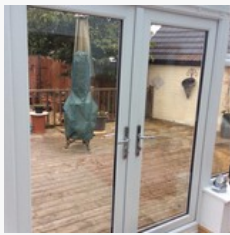
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Conservatory – Doors

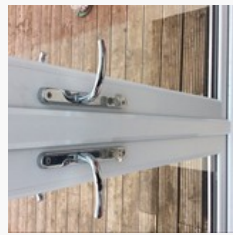
UPVC Double Doors Good

White UPVC door casements with two full height double glazed units, chrome doorhandles with lock and multi latch mechanism.

In good and clean condition.



14/09/2015 14:06
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Conservatory – Windows

Upvc Double Glazed Good

Including white UPVC window frames with twenty one double glazed units, of which six include high level privacy units, including eight window openings with decorative glazing detail, chrome window handles with locks and white windowsill.

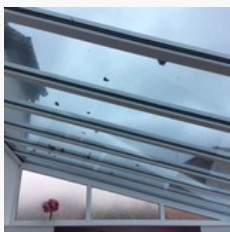
Dust is visible to surfaces.



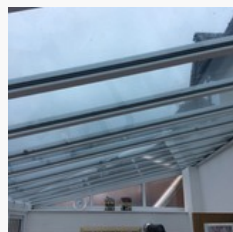
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Conservatory – Doors

UPVC Double Doors Good

As previously mentioned

Conservatory – Windows

Upvc Double Glazed Good

As previously mentioned

Conservatory – Ceiling

Clear Glazing Good

Clear glazing sections with UPVC and steel structure.
Garden debris are visible to the exterior side.



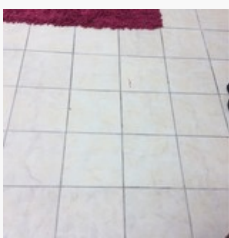
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Conservatory – Flooring

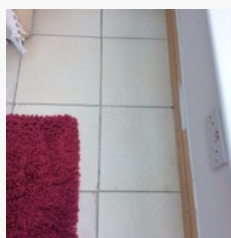
Tiles Cream Good

Cream mottled ceramic floor tiles.

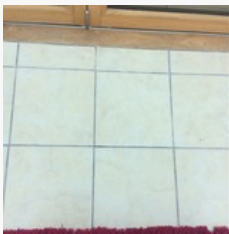
Cleaning issues are currently present.
All are secure and intact.



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Conservatory – Ceiling

Clear Glazing Good

As previously mentioned

Conservatory – Flooring

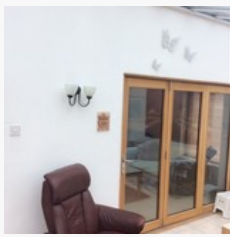
Tiles Cream Good

As previously mentioned

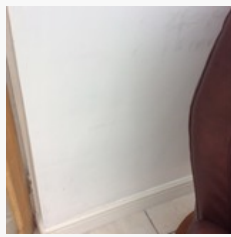
Conservatory – Walls & Decor

Painted Plaster White White Painted Woodwork Good

The white paintwork to the walls and the white painted woodwork is clean and in good condition overall. Light signs of wear are visible to high traffic and contact areas.
Including small surface scuff marks and furniture scuff marks.
Dust is visible to flat surfaces.



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Conservatory – Walls & Decor

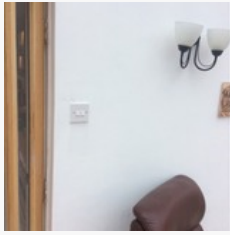
Painted Plaster White White Painted Woodwork Good

As previously mentioned

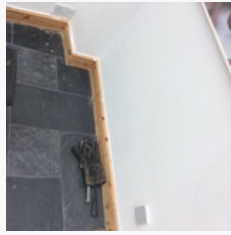
Conservatory – Fixtures & Fittings

Sockets, Switches & Heating Good

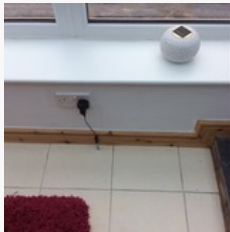
One white double light switch
Three white double plug socket



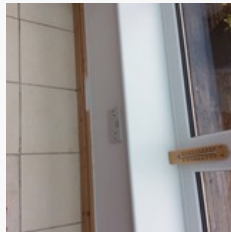
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14/09/2015 14:08
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Conservatory – Fixtures & Fittings

Fireplace Good

One cast iron log burner with single glazed door situated on a tiled plinth.
The overall condition is consistent with previous use.
The unit is intact with no visible signs of any damage.



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Conservatory – Fixtures & Fittings

Sockets, Switches & Heating Good

As previously mentioned

Conservatory – Fixtures & Fittings

Fireplace Good

As previously mentioned

Conservatory – Lighting

Wall Lights Good

Including two black double arm wall lights, each with two opaque glass shades.



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Conservatory – Lighting

Wall Lights Good

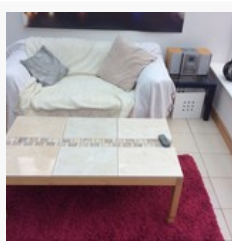
As previously mentioned

Conservatory – Furnishings

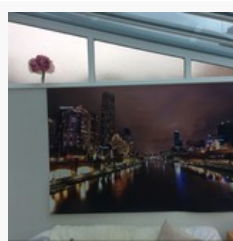
Furnishings & Items Include: Good

One tiled and wooden coffee table
One two seater sofa with various close and scatter cushions
One black sidetable
One personal stereo with speakers
One canvas wall art
Glass vase with artificial flowers
One brown leather armchair with matching footstool
Various decorative ceramic and metal wall art
One four tier corner shelving unit
One light wood effect display and storage unit with multicoloured boxes
One square small table with four matching chairs and cream fabric upholstery
One large glass vase with artificial flowers
One floral canvas wall art
Various glass and ceramic ornaments

Refer to all photographs for further evidence of items, item specifics and conditions.



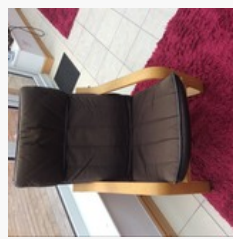
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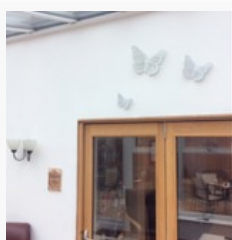
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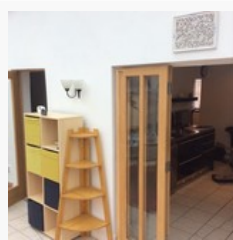
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Conservatory – Furnishings

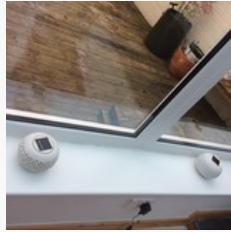
Furnishings & Items Include: Good

As previously mentioned

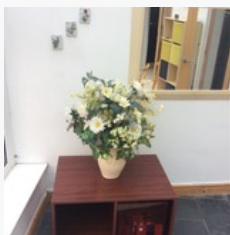
Conservatory – Furnishings (continued)



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Utility Room

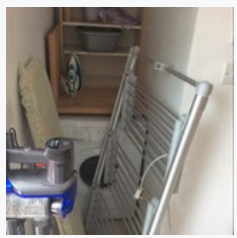
Current electrical works are in progress.



14/09/2015 14:37
(UTC) at 0.0 ° , 0.0 °



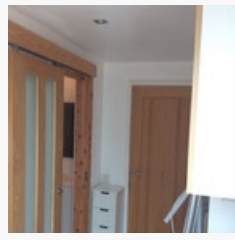
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(UTC) at 0.0 ° , 0.0 °



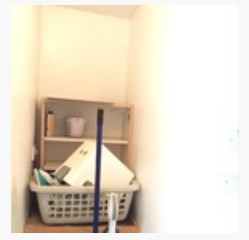
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Utility Room

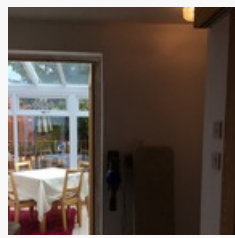
As previously mentioned



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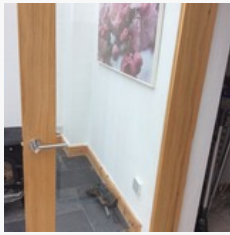
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Utility Room – Doors

Glazed Internal Door Good

Including one wooden door casement with one glazed unit.
Including two chrome doorhandles with single latch mechanism.

In good and clean condition.

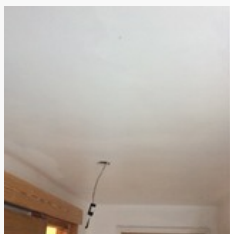


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Utility Room – Ceiling

Plaster Painted White Fair

In fair condition overall.
Areas of patchy and discoloured paintwork are visible.



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Utility Room – Doors

Glazed Internal Door Good

As previously mentioned

Utility Room – Ceiling

Plaster Painted White Fair

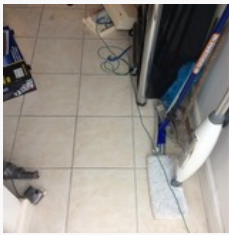
As previously mentioned

Utility Room – Flooring

Tiles Cream Good

Cream mottled ceramic floor tiles.

Cleaning issues are currently present.
 All are secure and intact.



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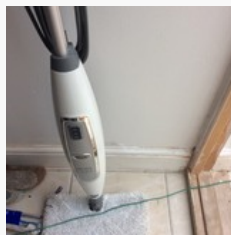
Utility Room – Walls & Decor

Painted Plaster White White Painted Woodwork Fair

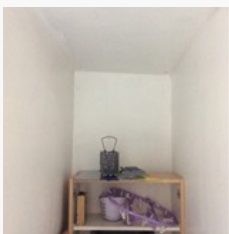
The white paintwork to the walls and the white painted woodwork is in fair condition.
 The woodwork is generally marked and scuffed.
 Patchy and uneven painted areas are visible.
 Marks and scuffs are visible.



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Utility Room – Flooring

Tiles Cream Good

As previously mentioned

Utility Room – Walls & Decor

Painted Plaster White White Painted Woodwork Fair

As previously mentioned

Utility Room – Fixtures & Fittings

Sockets, Switches & Heating Good

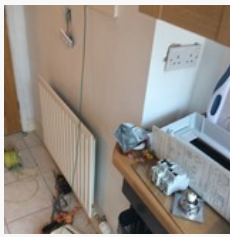
Two white double light switches
 One isolation switch with red indication light
 Two white double plug sockets
 One single panel radiator



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Utility Room – Fixtures & Fittings

Sockets, Switches & Heating Good

As previously mentioned

Utility Room – Fixtures & Fittings

Utility Room Units & Worktops Good

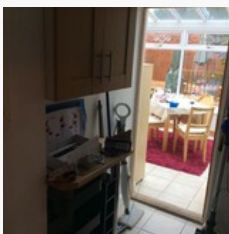
Including medium wood cupboard door fronts with brushed steel handles and one wood effect laminate worktop section.

The door and drawer fronts are in good operating order.

The cupboard and drawer interiors are showing light signs of wear consistent with use.

The worktop section is in good and clean condition.

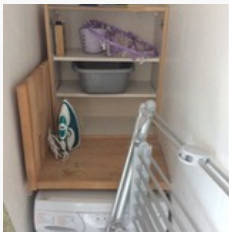
Including one wooden block section to the alcove around the washing machine area—showing signs of wear.



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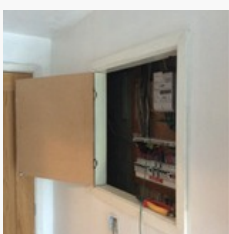


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Utility Room – Cupboards

Meter Cupboard Good

Housing the electricity meter and fuse box.



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Utility Room – Fixtures & Fittings

Utility Room Units & Worktops Good

As previously mentioned

Utility Room – Cupboards

Meter Cupboard Good

As previously mentioned

Utility Room – Appliances

Washing Machine Good

Make/Manufacturer: Hotpoint
 Colour/Material: White
 Model: WMT02
 Serial: Unknown
 Instruction manual: None



14/09/2015 14:39
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Utility Room – Appliances

Washing Machine Good

As previously mentioned

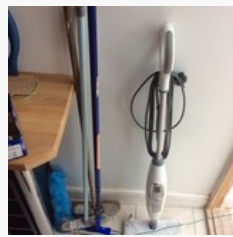
Utility Room – Furnishings

Furnishings & Items Include: Good

One Dyson vacuum cleaner with wall mounted docking unit
 One ironing board
 One flooring steam cleaner
 Various mops and brooms
 Two trays
 Various baking and oven trays



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Utility Room – Lighting

Recessed Spotlights

One recessed spotlight



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Utility Room – Furnishings

Furnishings & Items Include: Good

As previously mentioned

Utility Room – Lighting

Recessed Spotlights

As previously mentioned

Utility Room – Lighting

Flush Light Fitting Good

One flush fitting with decorative glass shade.



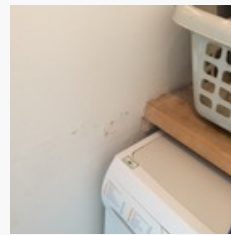
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Utility Room – Lighting

Flush Light Fitting Good

As previously mentioned

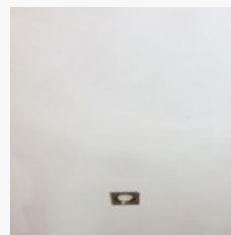
Utility Room – Maintenance Issues



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Downstairs Shower Room

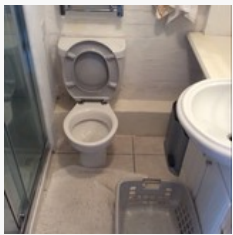
The downstairs shower room is in good condition overall. Light cleaning issues are visible in. The painted decor is showing light signs of wear and the bathroom tiling is in good and clean condition. The fixtures and fitted suite are generally clean and in good condition.



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(UTC) at 0.0 ° , 0.0 °



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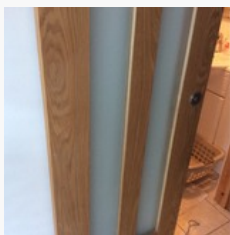
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Downstairs Shower Room – Doors

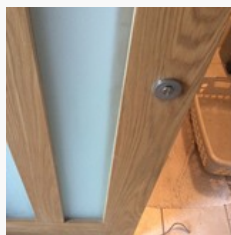
Glazed Sliding Door Good

One varnished wooden sliding door casements with two privacy glazed units.

In good and clean condition.
The door and fittings are in good operating order.



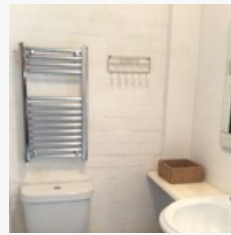
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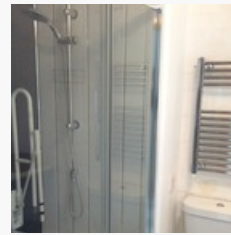
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Downstairs Shower Room

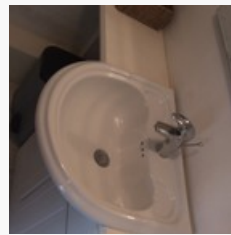
As previously mentioned



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Downstairs Shower Room – Doors

Glazed Sliding Door Good

As previously mentioned

Downstairs Shower Room – Ceiling

Plaster Painted White Good

The white painted ceiling is clean and is in good condition.
There are no visible issues or areas of any concern to mention.

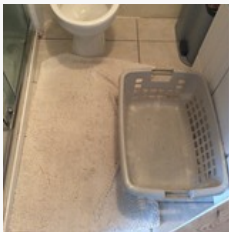


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Downstairs Shower Room – Flooring

Tiles Cream Good

Cream mottled ceramic floor tiles.
Cleaning issues are currently present.
All are secure and intact.



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(UTC) at 0.0 ° , 0.0 °

Downstairs Shower Room – Ceiling

Plaster Painted White Good

As previously mentioned

Downstairs Shower Room – Flooring

Tiles Cream Good

As previously mentioned

Downstairs Shower Room – Walls & Decor

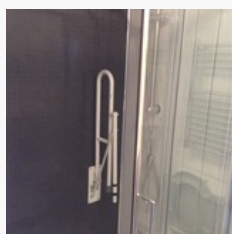
Painted Plaster White White Painted Woodwork Good

Including one white painted brick wall.
Including black and white mosaic panelling to the shower cubicle area.

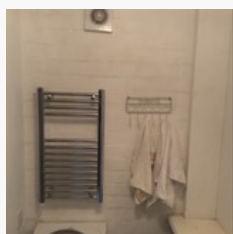
Light signs of wear and discolouration are visible to the right paintwork.

The bathroom sealants are clean and in good condition.

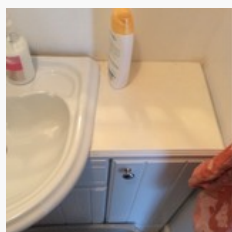
Dust is visible to flat surfaces.



14/09/2015 14:41
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:41
(UTC) at 0.0 ° , 0.0 °

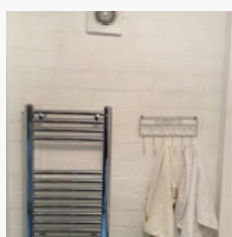


14/09/2015 14:41
(UTC) at 0.0 ° , 0.0 °

Downstairs Shower Room – Fixtures & Fittings

Sockets, Switches & Heating Good

One wall mounted extractor fan units–in working order
One chrome towel radiator



14/09/2015 14:42
(UTC) at 0.0 ° , 0.0 °

Downstairs Shower Room – Walls & Decor

Painted Plaster White White Painted Woodwork Good

As previously mentioned

Downstairs Shower Room – Fixtures & Fittings

Sockets, Switches & Heating Good

As previously mentioned

Downstairs Shower Room – Lighting

Flush Light Fitting Good

One flush light fitting with decorative glass shade.
Bulb tested.
There are no visible issues or areas of any concern.

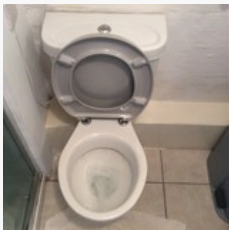


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Downstairs Shower Room – Bathroom Fittings

Toilet Good

Including one white low level WC with matching cistern,
chrome dual flush button and grey toilet seat and lid.
The WC and fittings are clean and in good condition
overall.



14/09/2015 14:42
(UTC) at 0.0 ° , 0.0 °

Downstairs Shower Room – Lighting

Flush Light Fitting Good

As previously mentioned

Downstairs Shower Room – Bathroom Fittings

Toilet Good Flagged

The toilet seat needs securing in place (L).

Downstairs Shower Room – Bathroom Fittings

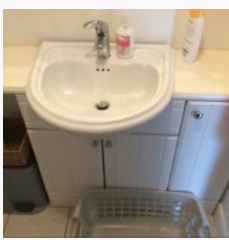
Handbasin & Vanity Unit Good

Including one white handbasin with chrome mixer tap and integral plug.

Including pedestal vanity unit with three cupboard doors and white laminate work surface.

The handbasin and fittings are in good and clean condition overall.

Cleaning issues are visible.



14/09/2015 14:42
(UTC) at 0.0 °, 0.0 °

Downstairs Shower Room – Bathroom Fittings

Handbasin & Vanity Unit Good

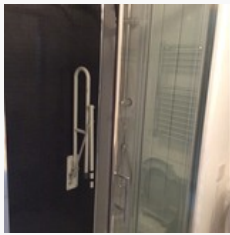
As previously mentioned

Downstairs Shower Room – Bathroom Fittings

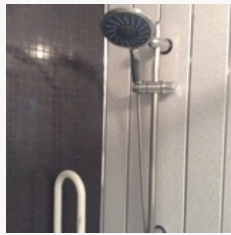
Shower Cubicle Good

Including glass panel screen and sliding door with white shower tray.
 Including additional safety aids and handrails.
 One chrome shower units with shower hose, showerhead and height adjustable brackets.

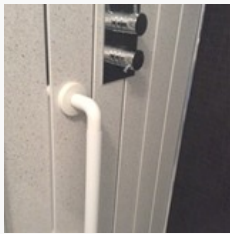
In good and clean condition overall.



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Downstairs Shower Room – Bathroom Fittings

Shower Cubicle Good

As previously mentioned

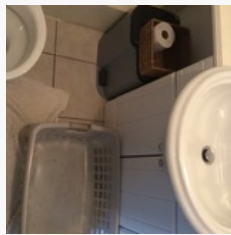
Downstairs Shower Room – Bathroom Accessories

Accessories: Good

One mirrored frame wall mirror
 One decorative painted steel rack with hooks and two hand towels
 Various plastic laundry baskets



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14/09/2015 14:43
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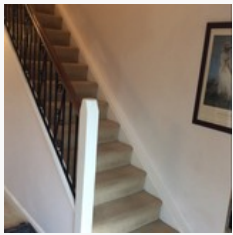
Downstairs Shower Room – Bathroom Accessories

Accessories: Good

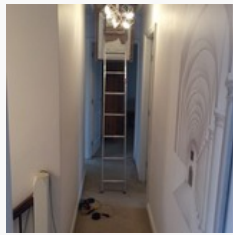
As previously mentioned

Stairs & Landing

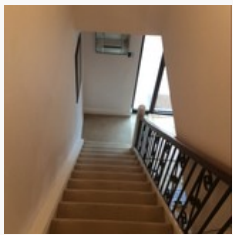
The stairs and landing area is in fair condition overall. Cleaning issues are present. The painted decor is in fair condition with general light signs of wear visible. The fitted carpet is in fair condition with cleaning issues and general light signs of wear visible.



14/09/2015 14:10
(UTC) at 0.0 ° , 0.0 °



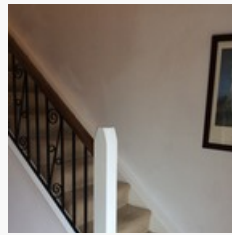
14/09/2015 14:11
(UTC) at 0.0 ° , 0.0 °



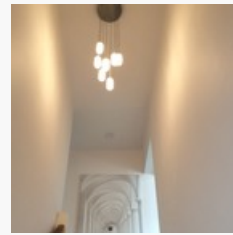
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(UTC) at 0.0 ° , 0.0 °

Stairs & Landing

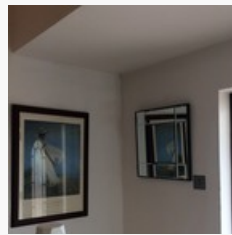
As previously mentioned



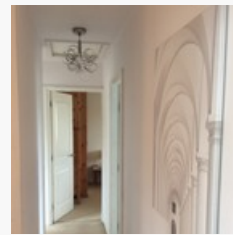
18/07/2016 08:45
(UTC) at 0.0 ° , 0.0 °



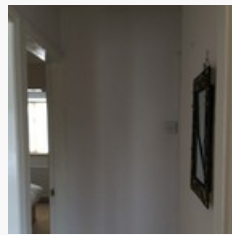
18/07/2016 08:45
(UTC) at 0.0 ° , 0.0 °



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(UTC) at 0.0 ° , 0.0 °



18/07/2016 08:46
(UTC) at 0.0 ° , 0.0 °



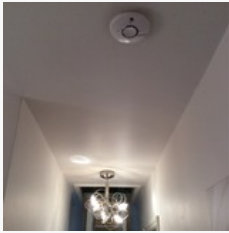
18/07/2016 08:46
(UTC) at 0.0 ° , 0.0 °

Stairs & Landing – Ceiling

Plaster Painted White Good

The white painted ceiling is clean and is in good condition.
There are no visible issues or areas of any concern to mention.

Including one loft access hatch with loft ladder.
Including one smoke alarm fitting – tested.



14/09/2015 14:11
(UTC) at 0.0 °, 0.0 °

Stairs & Landing – Ceiling

Plaster Painted White Good

As previously mentioned

Stairs & Landing – Flooring

Fitted Carpet Light Brown Fair

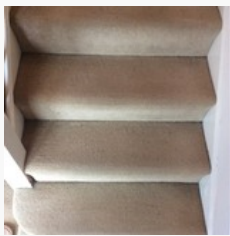
Light brown fitted carpet.

Signs of wear are visible to high traffic and contact areas.

Including carpet pile compaction and the associated discolouration.

The carpet is dusty with particles visible.

The carpet edges and door threshold areas are discoloured with dusty residue.



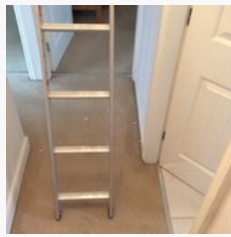
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Stairs & Landing – Flooring

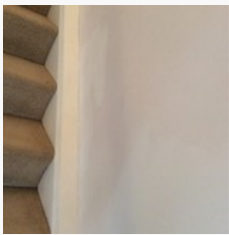
Fitted Carpet Light Brown Fair

As previously mentioned

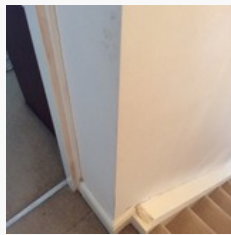
Stairs & Landing – Walls & Decor

Painted Plaster Magnolia White Painted Woodwork Fair

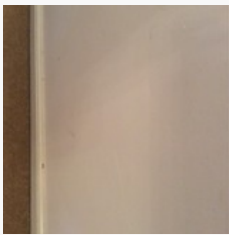
The white paintwork to the walls and the white painted woodwork is in fair condition.
 Residue is visible to surfaces.
 Dust is visible to flat surfaces.
 Areas of patchy paintwork and overpaint are visible.
 Signs of wear including surface marks, scuffs and areas of discolouration are visible.



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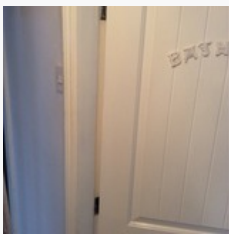


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Stairs & Landing – Fixtures & Fittings

Sockets, Switches & Heating Good

One white double light switch



14/09/2015 14:11
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Stairs & Landing – Walls & Decor

Painted Plaster Magnolia White Painted Woodwork Fair

As previously mentioned

Stairs & Landing – Fixtures & Fittings

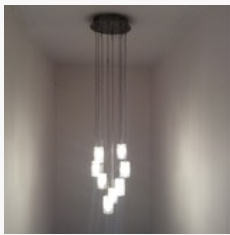
Sockets, Switches & Heating Good

As previously mentioned

Stairs & Landing – Lighting

Light Pendant Glass Shade Good

One steel and fitting above the stairs area with eight glass shades and light bulbs.
Bulbs tested.
Dust is visible to surfaces.

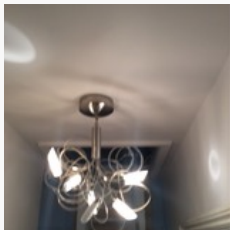


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Stairs & Landing – Lighting

Multi Arm Fitting With Opaque Shades Good

Including one brushed steel decorative pendant fitting with opaque glass shades.
One replacement lightbulb is required.



14/09/2015 14:12
(UTC) at 0.0 °, 0.0 °

Stairs & Landing – Lighting

Light Pendant Glass Shade Good

As previously mentioned

Stairs & Landing – Lighting

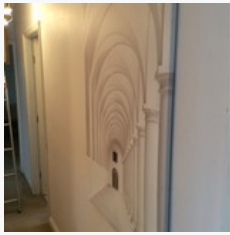
Multi Arm Fitting With Opaque Shades Good  **Flagged**

The decorative light fitting is not working.
Inspection is recommended (L).

Stairs & Landing – Furnishings

Furnishing Items Include: Good

One large decorative wall canvas



14/09/2015 14:12
(UTC) at 0.0 °, 0.0 °

Stairs & Landing – Furnishings

Furnishing Items Include: Good

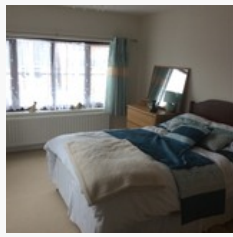
As previously mentioned

Bedroom One

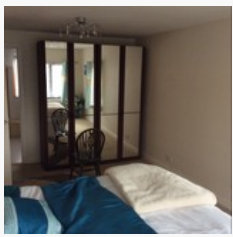
The bedroom is in good condition overall.
 Light cleaning issues are present.
 The painted decor is in good condition overall worth light signs of wear are visible to high contact areas. The fitted bedroom carpet is in fair condition, showing signs of wear.



14/09/2015 14:12
 (UTC) at 0.0 ° , 0.0 °



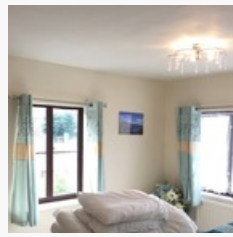
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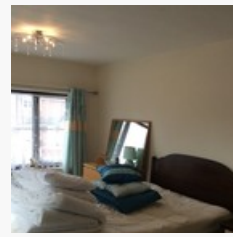
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Bedroom One

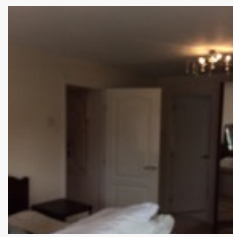
As previously mentioned



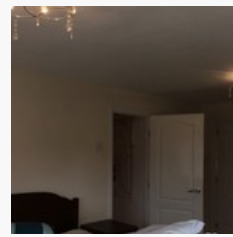
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 (UTC) at 0.0 ° , 0.0 °



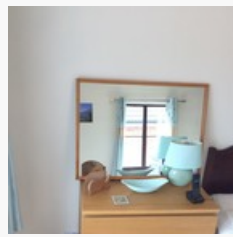
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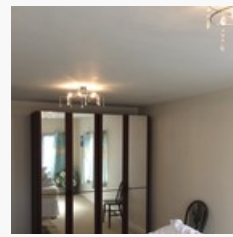
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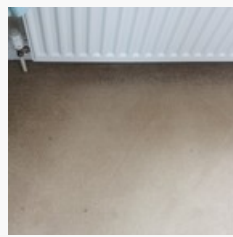
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 (UTC) at 0.0 ° , 0.0 °



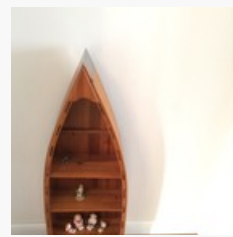
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Bedroom One – Doors

White Painted Double Panel Internal Door Good

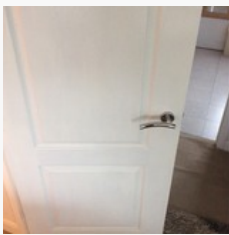
Including one double panel white painted wooden internal door.

Including two silver doorhandles with single latch mechanism.

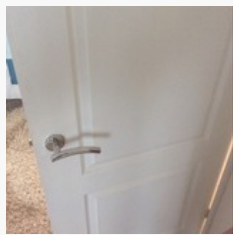
In good and clean condition.

Minor scuffs are visible.

The door and fittings are in good operating order.



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Bedroom One – Doors

White Painted Double Panel Internal Door Good

As previously mentioned

Bedroom One – Windows

Upvc Double Glazed White Painted Wooden Sill Fair

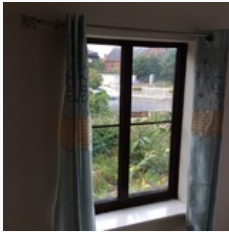
Including a dark simulated woodgrain UPVC window frame with two double glazed units including one window opening, window handle with lock and white painted wooden windowsill.

Including one silver curtain pole with two decorative finials and two lined curtains.

In fair condition overall.

Dust is visible to surfaces.

Residue is visible to surfaces.



14/09/2015 14:13
(UTC) at 0.0 ° , 0.0 °



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Bedroom One – Windows

Upvc Double Glazed White Painted Wooden Sill Fair

As previously mentioned

Bedroom One – Windows

Upvc Double Glazed White Painted Wooden Sill Fair

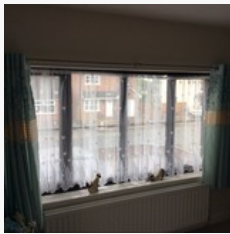
Including a dark simulated woodgrain UPVC window frame with four double glazed units including two window openings, window handles with locks and white painted wooden windowsill.

Including one silver curtain pole with two decorative finials and two blue lined curtains.

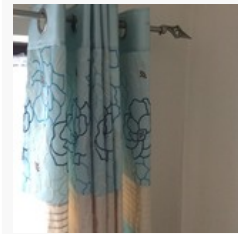
In fair condition overall.

Dust is visible to surfaces.

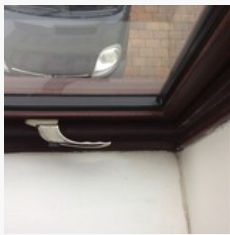
Residue is visible to surfaces.



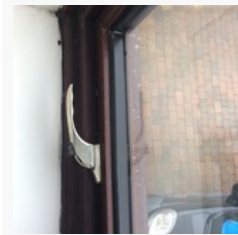
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Bedroom One – Windows

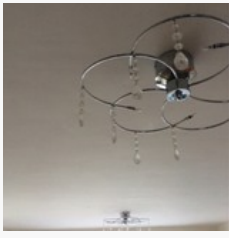
Upvc Double Glazed White Painted Wooden Sill Fair

As previously mentioned

Bedroom One – Ceiling

Plaster Painted White Good

The white painted ceiling is clean and is in good condition.
There are no visible issues or areas of any concern to mention.

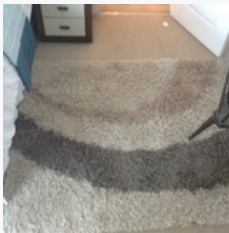


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(UTC) at 0.0 ° , 0.0 °

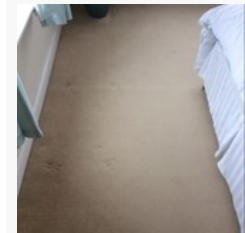
Bedroom One – Flooring

Fitted Carpet Light Brown Fair

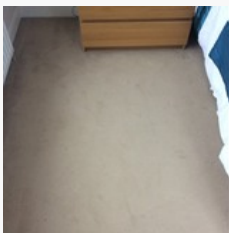
Light brown fitted bedroom carpet.
The fitted carpet is in fair condition overall, showing light signs of wear to central and high traffic walkways.
Furniture indentations are present.
The carpet skirting board edges are discoloured and dusty.



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Bedroom One – Ceiling

Plaster Painted White Good

As previously mentioned

Bedroom One – Flooring

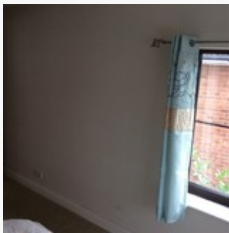
Fitted Carpet Light Brown Fair

Vacuuming and dusting required behind and around furnishing items (T)

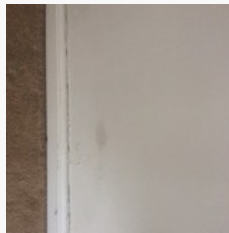
Bedroom One – Walls & Decor

Painted Plaster White White Painted Woodwork Fair

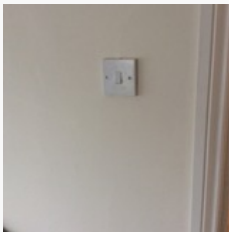
The white paintwork to the walls and the white painted woodwork is in fair condition.
 Signs of wear are visible to high contact areas.
 Marks and scuffs are visible from mid to low level is at high contact areas.
 Blistering paintwork is visible.



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 (UTC) at 0.0 ° , 0.0 °



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Bedroom One – Walls & Decor

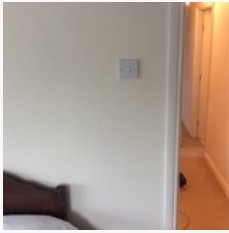
Painted Plaster White White Painted Woodwork Fair

As previously mentioned

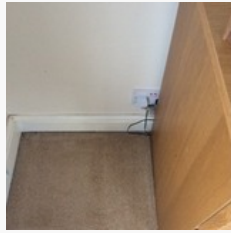
Bedroom One – Fixtures & Fittings

Sockets, Switches & Heating Good

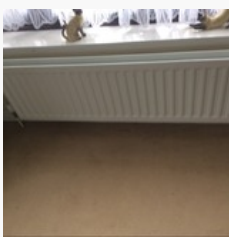
Two white double light switches
Three white double plug socket
One double panel radiator



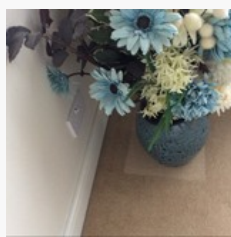
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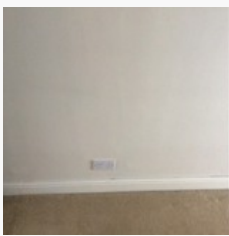
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(UTC) at 0.0 °, 0.0 °



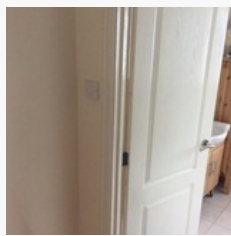
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Bedroom One – Fixtures & Fittings

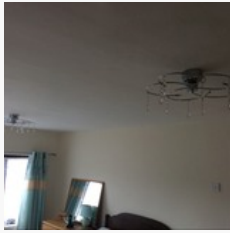
Sockets, Switches & Heating Good

As previously mentioned

Bedroom One – Lighting

Flush Light Fitting Good

Two matching flush ceiling fittings with decorative acrylic bead detail.



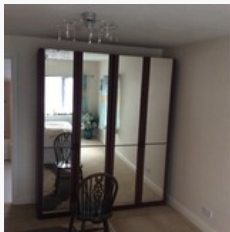
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Bedroom One – Furnishings

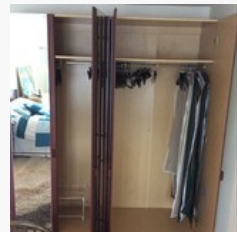
Furnishings & Items Include: Good

One dark wood effect wardrobe with four mirrored wardrobe doors and including internal shelving and hanging rails.

In good and clean condition overall.



14/09/2015 14:16
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Bedroom One – Lighting

Flush Light Fitting Good  **Flagged**

One replacement light bulb is required (L)

Bedroom One – Furnishings

Furnishings & Items Include: Good

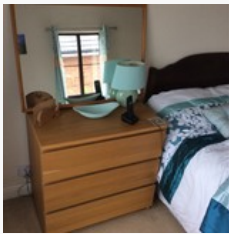
As previously mentioned

Bedroom One – Furnishings

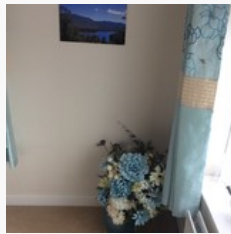
Furnishings & Items Include: Good

One three drawer unit with matching mirror
One decorative pale blue ceramic bowl
One pale blue ceramic bedside lamp with light shade
One household telephone with docking station
One blue glass vase with blue artificial flowers
One decorative wall art
One double bed with mattress and matching bedding
One varnished wooden chair—showing signs of wear
Wooden decorative shelving units with ceramic ornaments

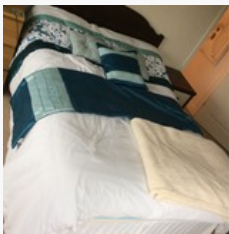
Refer to photographs for further evidence of items, item specifics and conditions.



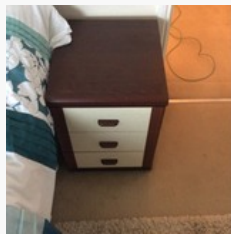
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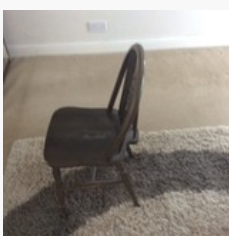
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(UTC) at 0.0 ° , 0.0 °



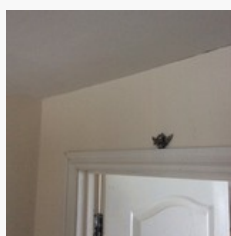
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(UTC) at 0.0 ° , 0.0 °



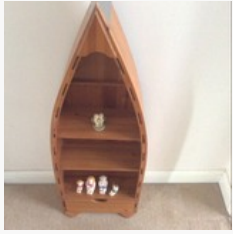
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(UTC) at 0.0 ° , 0.0 °

Bedroom One – Furnishings

Furnishings & Items Include: Good  **Flagged**

The bed needs dressing, as per the ingoing inventory (T)

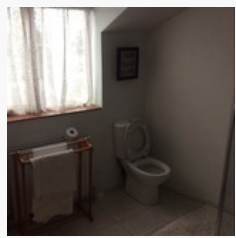
Bedroom One – Furnishings (continued)



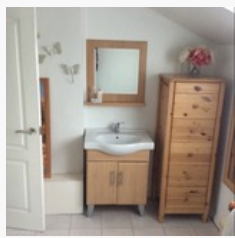
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Ensuite Bathroom

The bathroom is in good condition overall. Light cleaning issues are visible in. The painted decor is showing signs of wear and the bathroom tiling is in good and clean condition. The fixtures and fitted suite are generally clean and in good condition.



14/09/2015 14:17
(UTC) at 0.0 ° , 0.0 °



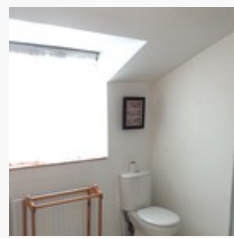
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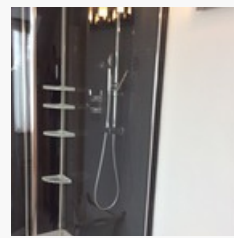
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Ensuite Bathroom

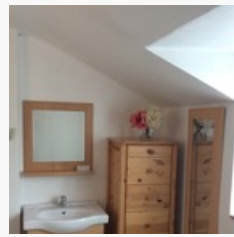
As previously mentioned



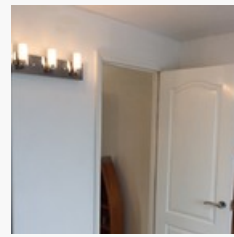
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(UTC) at 0.0 ° , 0.0 °



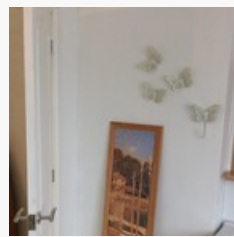
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(UTC) at 0.0 ° , 0.0 °



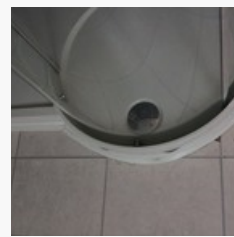
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Ensuite Bathroom – Doors

White Painted Double Panel Internal Door Good

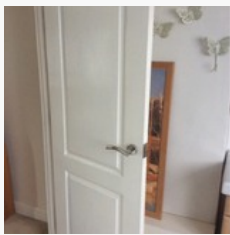
Including one double panel white painted wooden internal door.

Including two silver doorhandles with single latch mechanism and integral bathroom door lock.

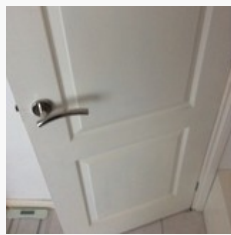
In good and clean condition.

Marks and scuffs are visible.

The door and fittings are in good operating order.



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14/09/2015 14:17
(UTC) at 0.0 ° , 0.0 °

Ensuite Bathroom – Windows

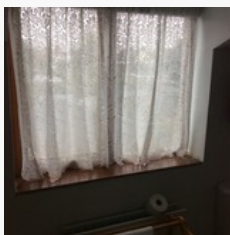
Wooden Varnished & Double Glazed Good

Including a varnished wooden window frame with two double glazed units including one window opening, brass window handle and latch with varnished wooden windowsill.

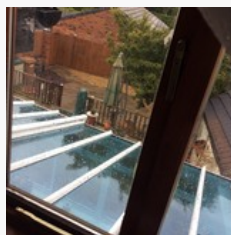
Including net curtains.

Blistering areas of varnish are visible.

Light residue is visible to the glazing edging surfaces.



14/09/2015 14:18
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14/09/2015 14:18
(UTC) at 0.0 ° , 0.0 °

Ensuite Bathroom – Doors

White Painted Double Panel Internal Door Good

As previously mentioned

Ensuite Bathroom – Windows

Wooden Varnished & Double Glazed Good

As previously mentioned

Ensuite Bathroom – Ceiling

Plaster Painted White Good

The white painted ceiling is clean and is in good condition. There are no visible issues or areas of any concern to mention.



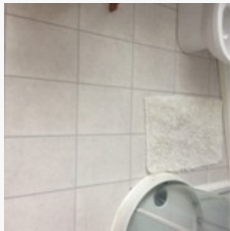
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Ensuite Bathroom – Flooring

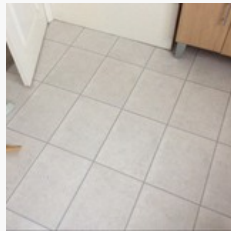
Tiles Cream Good

Cream mottled ceramic bathroom floor tiles.

All are secure and are intact.
Dust is visible to surfaces.



14/09/2015 14:18
(UTC) at 0.0 ° , 0.0 °



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Ensuite Bathroom – Ceiling

Plaster Painted White Good

As previously mentioned

Ensuite Bathroom – Flooring

Tiles Cream Good

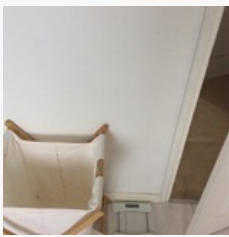
As previously mentioned

Ensuite Bathroom – Walls & Decor

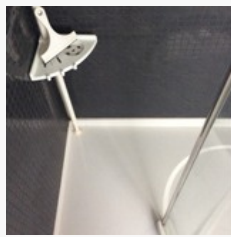
Painted Plaster White White Painted Woodwork Good

The white paintwork to the walls and the white painted woodwork is clean and in good condition overall.
Light signs of wear are visible to high contact areas and lower levels to both the walls and woodwork.
Dust is visible to flat surfaces.

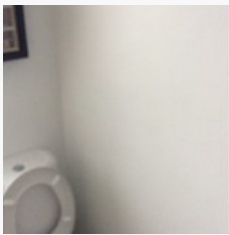
The mosaic wall panelling and sealants are clean and in good condition.



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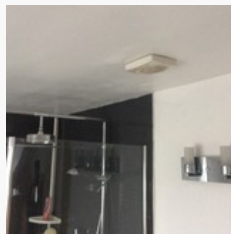
Ensuite Bathroom – Fixtures & Fittings

Heating, Sockets & Switches Good

One double panel radiator
One ceiling mounted extractor fan unit



14/09/2015 14:19
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Ensuite Bathroom – Walls & Decor

Painted Plaster White White Painted Woodwork Good

As previously mentioned

Ensuite Bathroom – Fixtures & Fittings

Heating, Sockets & Switches Good

As previously mentioned

Ensuite Bathroom – Bathroom Fittings

Toilet Good

Including one white low level WC with matching cistern, chrome dual flush button and white toilet seat and lid. The WC and fittings are clean and in good condition overall.

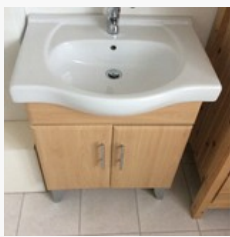


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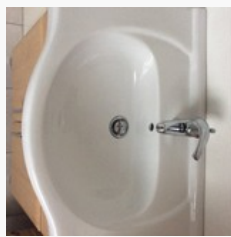
Ensuite Bathroom – Bathroom Fittings

Handbasin & Vanity Unit Good

Including one white handbasin with chrome mixer tap and integral plug.
Including medium wood vanity unit with two cupboard doors and internal shelf.
The handbasin and fittings are in good and clean condition overall.



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Ensuite Bathroom – Bathroom Fittings

Toilet Good Flagged

Toilet seat is cracked.

Ensuite Bathroom – Bathroom Fittings

Handbasin & Vanity Unit Good

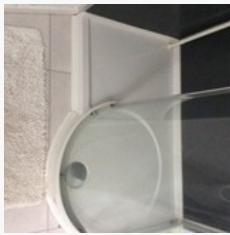
As previously mentioned

Ensuite Bathroom – Bathroom Fittings

Shower Cubicle Good

Including glass panel screen and sliding door with white shower tray.
 Including additional safety aids and handrails.
 One chrome shower units with shower hose, showerhead and height adjustable brackets.

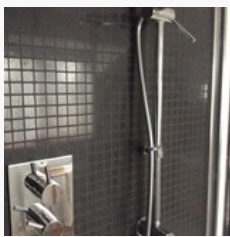
In good and clean condition overall.



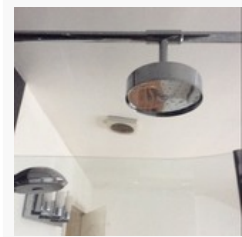
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Ensuite Bathroom – Bathroom Fittings

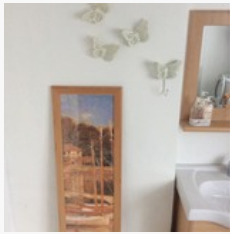
Shower Cubicle Good

As previously mentioned

Ensuite Bathroom – Bathroom Accessories

Bathroom Accessories Include: Good

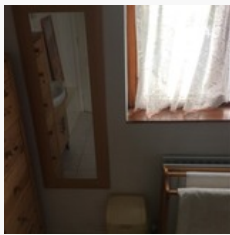
One framed wall art
 Four cream metal decorative wall art
 One framed wall mirror with shelf
 Including one varnished six drawer cabinet
 Glass vase with artificial flowers
 Wooden framed wall mirror
 One floorstanding wooden double towel rail
 One framed wall art with decorative items
 One wood and lined laundry basket



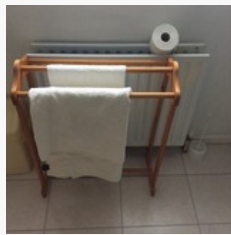
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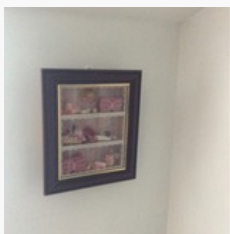
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Ensuite Bathroom – Bathroom Accessories

Bathroom Accessories Include: Good

As previously mentioned

Ensuite Bathroom – Lighting

Flush Wall Light Good

One chrome triple arm wall lights with opaque shades.



14/09/2015 14:20
(UTC) at 0.0 ° , 0.0 °

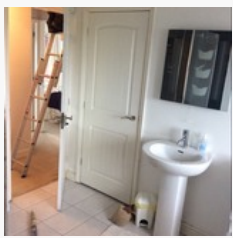
Ensuite Bathroom – Lighting

Flush Wall Light Good

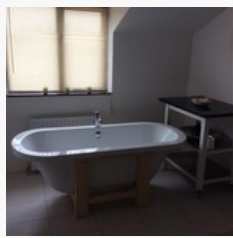
As previously mentioned

Bathroom

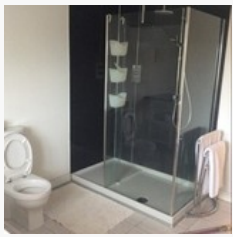
The bathroom is in good condition overall. Light cleaning issues are visible in. The painted decor is showing signs of wear and the bathroom tiling is in good and clean condition. The fixtures and fitted suite are generally clean and in good condition.



14/09/2015 14:21
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:21
(UTC) at 0.0 ° , 0.0 °



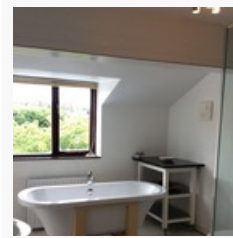
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(UTC) at 0.0 ° , 0.0 °

Bathroom

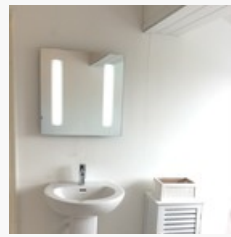
As previously mentioned



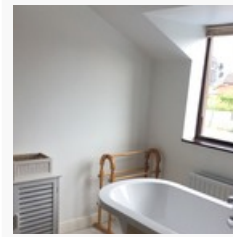
18/07/2016 08:50
(UTC) at 0.0 ° , 0.0 °



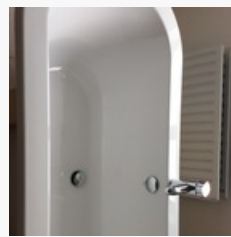
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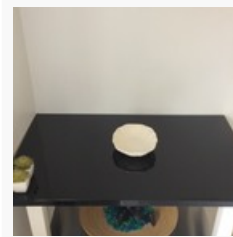
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18/07/2016 08:49
(UTC) at 0.0 ° , 0.0 °



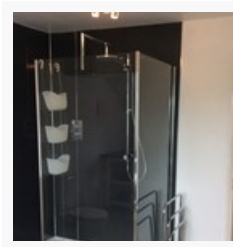
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Bathroom – Doors

White Painted Double Panel Internal Door Good

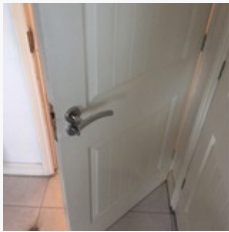
Including one double panel white painted wooden internal door.

Including two silver doorhandles with single latch mechanism and integral bathroom door lock.

In good and clean condition.

Marks and scuffs are visible.

The door and fittings are in good operating order.



14/09/2015 14:21
(UTC) at 0.0 ° , 0.0 °

Bathroom – Doors

White Painted Double Panel Internal Door Good

As previously mentioned

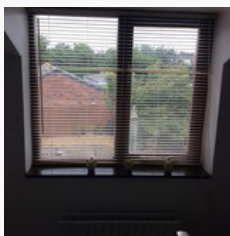
Bathroom – Windows

Wooden Varnished & Double Glazed Fair

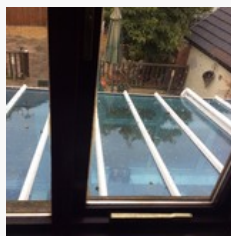
Including a varnished wooden window frame with two double glazed units including one window opening, brass window handle and latch with varnished wooden windowsill.

Including net curtains.

Blistering areas of varnish are visible.
 Light residue is visible to the glazing edging surfaces.
 Cleaning issues are visible.
 In fair condition overall.



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(UTC) at 0.0 ° , 0.0 °



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(UTC) at 0.0 ° , 0.0 °

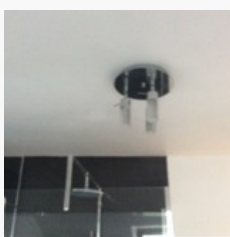


14/09/2015 14:22
(UTC) at 0.0 ° , 0.0 °

Bathroom – Ceiling

Plaster Painted White Good

The white painted ceiling is clean and is in good condition.
 There are no visible issues or areas of any concern to mention.



Bathroom – Windows

Wooden Varnished & Double Glazed Fair

As previously mentioned

Bathroom – Ceiling

Plaster Painted White Good

As previously mentioned

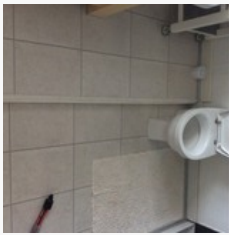
Bathroom – Flooring

Tiles Cream Good

Cream mottled ceramic bathroom floor tiles.

All are secure and are intact.

Dust is visible to surfaces.



14/09/2015 14:22
(UTC) at 0.0 °, 0.0 °



14/09/2015 14:22
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Bathroom – Walls & Decor

Painted Plaster White White Painted Woodwork Fair

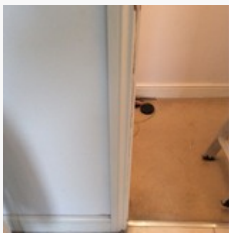
The white paintwork to the walls and the white painted woodwork is clean and in good condition.

Patchy areas of discolouration are visible.

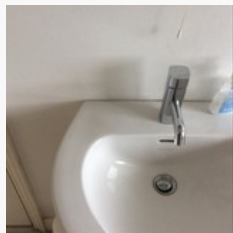
Discolouring is visible to the white painted woodwork.

Minor scuffs are visible.

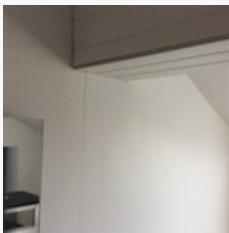
Large cracks are visible to each room from the central beam.



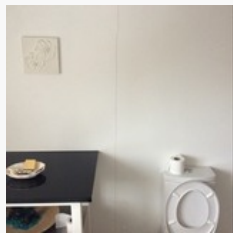
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Bathroom – Flooring

Tiles Cream Good

As previously mentioned

Bathroom – Walls & Decor

Painted Plaster White White Painted Woodwork Fair

As previously mentioned

Bathroom – Fixtures & Fittings

Sockets, Switches & Heating Good

One double panel radiator



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Bathroom – Bathroom Fittings

Toilet Good

Including one white low level WC with matching cistern, chrome dual flush button and white toilet seat and lid. The WC and fittings are clean and in good condition overall.



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Bathroom – Fixtures & Fittings

Sockets, Switches & Heating Good

As previously mentioned

Bathroom – Bathroom Fittings

Toilet Good

As previously mentioned

Bathroom – Bathroom Fittings

Handbasin Good

Including one white handbasin with pedestal, chrome mixer tap and integral plug.
 The handbasin and fittings are in good and clean condition overall.



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Bathroom – Bathroom Fittings

Bath Good

Including one white freestanding bath with wooden plinth, chrome bath mixer tap and integral bath plug.
 The bath and fittings are in good and clean condition.



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Bathroom – Bathroom Fittings

Handbasin Good

As previously mentioned

Bathroom – Bathroom Fittings

Bath Good

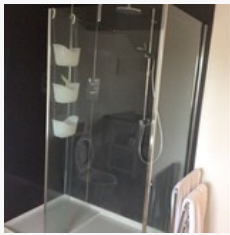
As previously mentioned

Bathroom – Bathroom Fittings

Shower Cubicle Good

Including glass panel screen and sliding door with white shower tray.
 Including additional safety aids and handrails.
 One chrome shower units with shower hose, showerhead and height adjustable brackets.

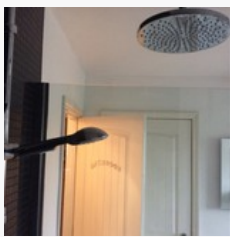
In good and clean condition overall.



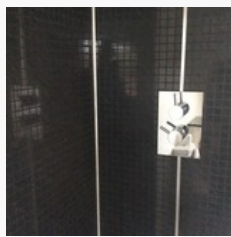
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Bathroom – Bathroom Fittings

Shower Cubicle Good

As previously mentioned

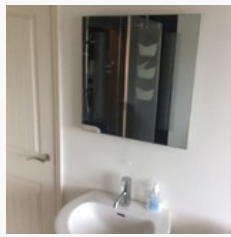
Bathroom – Bathroom Accessories

Bathroom Accessories Include: Good

One wooden floor standing double towel rail
One white wooden vented cabinet
One chrome floor standing triple towel rail
One white painted trolley with shelving and granite top
One decorative bowl with decorative ornament



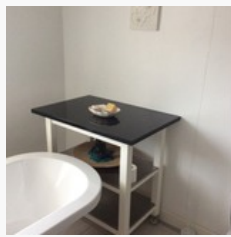
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Bathroom – Bathroom Accessories

Bathroom Accessories Include: Good

As previously mentioned

Bathroom – Cupboard

Linen Cupboard Good

Including internal shelving and various bedding, towels and linen items.

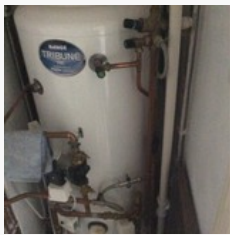
Also housing the electric water heating storage tank and the associated electrics, plumbing and stop taps.



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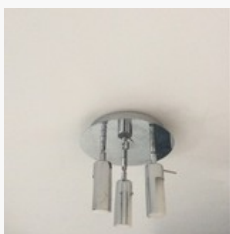


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Bathroom – Lighting

Triple Arm Spotlight Fitting Good

One chrome triple arm ceiling fitting.



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Bathroom – Cupboard

Linen Cupboard Good

As previously mentioned

Bathroom – Lighting

Triple Arm Spotlight Fitting Good

As previously mentioned

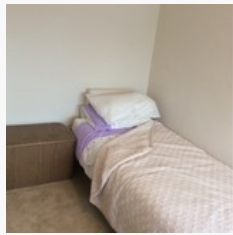
Bedroom Two

The second bedroom is in good condition overall. Light cleaning issues are present.

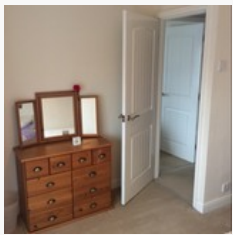
The painted decor is in good condition overall worth light signs of wear are visible to high contact areas. The fitted bedroom carpet is in good condition, showing light signs of wear.



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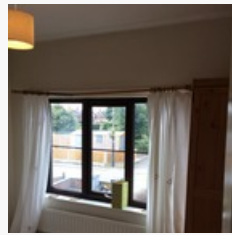
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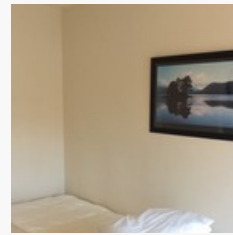
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Bedroom Two

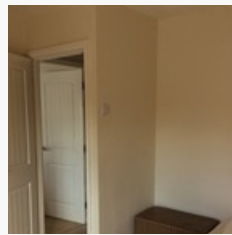
As previously mentioned



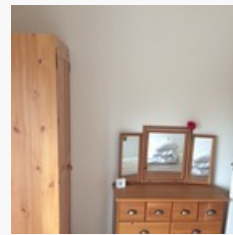
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Bedroom Two – Doors

White Painted Double Panel Internal Door Good

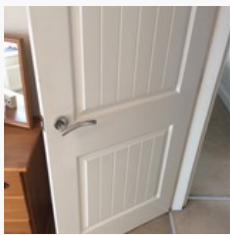
Including one double panel white painted wooden internal door.

Including two silver doorhandles with single latch mechanism.

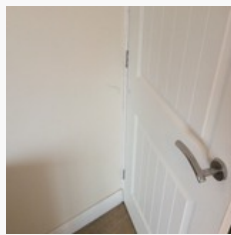
In good and clean condition.

Minor scuffs are visible.

The door and fittings are in good operating order.



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Bedroom Two – Doors

White Painted Double Panel Internal Door Good

As previously mentioned

Bedroom Two – Windows

Upvc Double Glazed White Painted Wooden Sill Fair

Including a dark simulated woodgrain UPVC window frame with three double glazed units including one window opening, window handle with lock and white painted wooden windowsill.

Including one silver curtain pole with two decorative finials and two cream lined curtains.

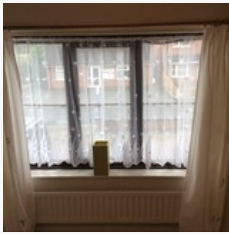
Including decorative net curtains with lightweight curtain pole.

In fair condition overall.

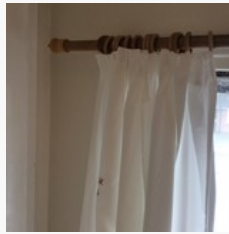
Dust is visible to surfaces.

Residue is visible to surfaces.

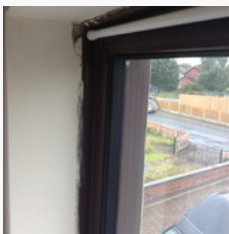
Cracked plaster is visible to the casement corners.



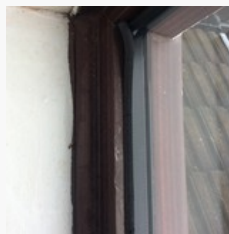
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Bedroom Two – Windows

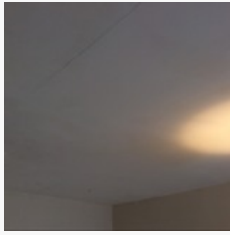
Upvc Double Glazed White Painted Wooden Sill Fair

As previously mentioned

Bedroom Two – Ceiling

Plaster Painted White Fair

In fair condition overall.
Patchy paintwork and bare plaster marks are visible.



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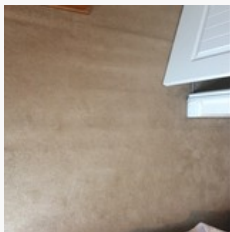


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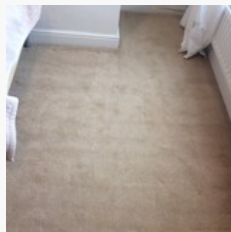
Bedroom Two – Flooring

Fitted Carpet Light Brown Good

Light brown fitted bedroom carpet.
The fitted carpet is in good condition overall, but is showing light signs of wear to central and high traffic walkways.
Carpet creasing is visible.
Furniture indentations are present.
The carpet skirting board edges are discoloured and dusty.



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Bedroom Two – Ceiling

Plaster Painted White Fair

As previously mentioned

Bedroom Two – Flooring

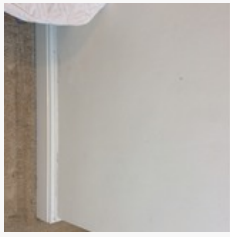
Fitted Carpet Light Brown Good  **Flagged**

Vacuuming required under and around furnishings (T)
Dust is visible to flat surfaces.

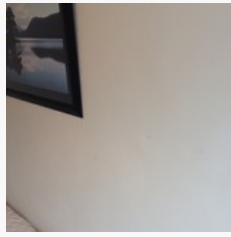
Bedroom Two – Walls & Decor

Painted Plaster White White Painted Woodwork Good

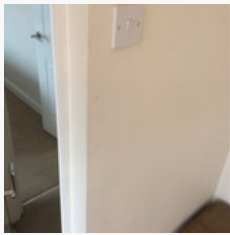
The white paintwork to the walls and the white painted woodwork is clean and in good condition.
Minor scuffs are visible, light signs of wear are visible to high traffic and contact areas.
Dust is visible to flat surfaces.



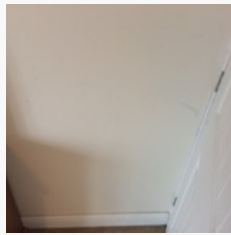
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Bedroom Two – Walls & Decor

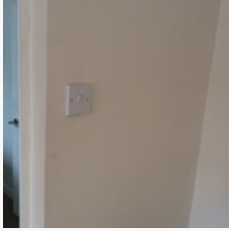
Painted Plaster White White Painted Woodwork Good

As previously mentioned

Bedroom Two – Fixtures & Fittings

Sockets, Switches & Heating Good

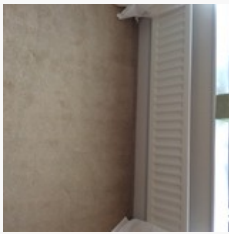
One White double light switch
One white single plug socket
One double panel radiator



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Bedroom Two – Fixtures & Fittings

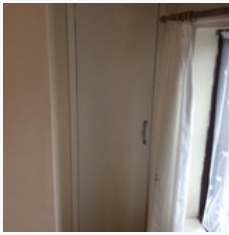
Sockets, Switches & Heating Good

As previously mentioned

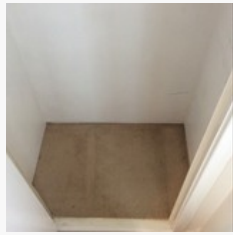
Bedroom Two – Cupboard

Fitted Cupboard Good

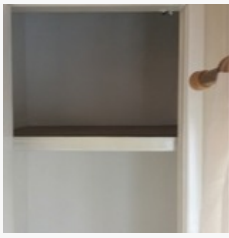
Including internal shelf, hanging rail and continuation of the bedroom decor and fitted carpet.
 Good condition overall.
 Minor scuffs are visible.



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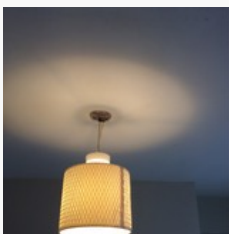


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Bedroom Two – Lighting

Light Pendant Fabric Shade Good

Inc. one cream fabric shade.
 Bulb tested.
 There are no visible issues or areas of any concern.



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Bedroom Two – Cupboard

Fitted Cupboard Good

As previously mentioned

Bedroom Two – Lighting

Light Pendant Fabric Shade Good

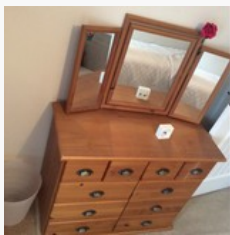
As previously mentioned

Bedroom Two – Furnishing Items:

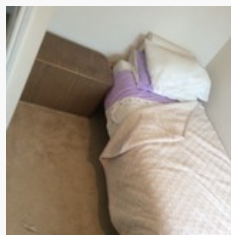
Furnishing items include: Good

One ten drawer unit with matching vanity unit
 One single bed with bedding set
 One framed wall art
 One wooden double door wardrobe

Refer to photographs for further evidence of items, item specifics and conditions.



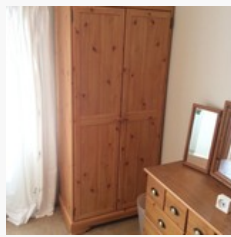
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Bedroom Two – Furnishing Items:

Furnishing items include: Good

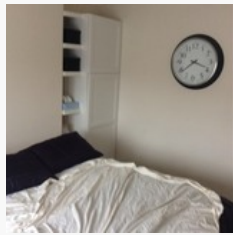
The bed needs dressing correctly (T)

Bedroom Three

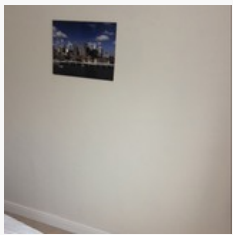
Bedroom three is in good condition overall. Light cleaning issues are present. The painted decor is in good condition overall worth light signs of wear are visible to high contact areas. The fitted bedroom carpet is in good condition, showing light signs of wear.



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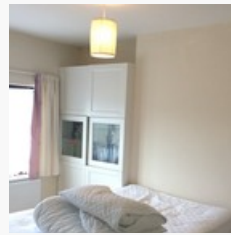
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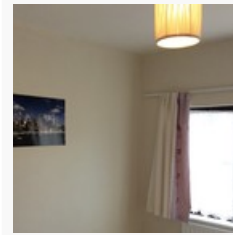
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Bedroom Three

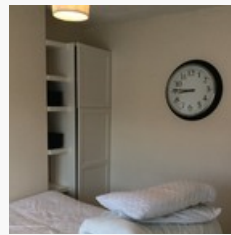
As previously mentioned



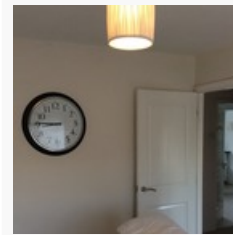
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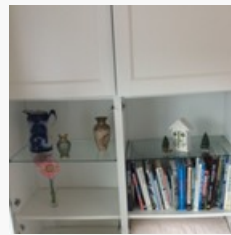
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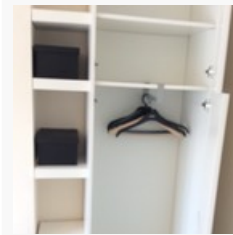
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Bedroom Three – Doors

Double Panel White Painted Wooden Internal Door Good

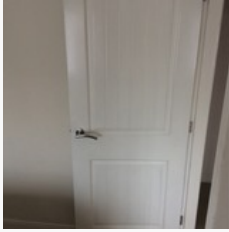
Including one double panel white painted wooden internal door.

Including two silver doorhandles with single latch mechanism.

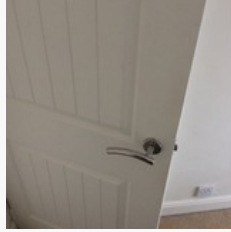
In good and clean condition.

Minor scuffs are visible.

The door and fittings are in good operating order.



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Bedroom Three – Doors

Double Panel White Painted Wooden Internal Door Good

As previously mentioned

Bedroom Three – Windows

UPVC Double Glazed & White Painted Wooden Windowsill

Fair

Including a dark simulated woodgrain UPVC window frame with three double glazed units including one window opening, window handle with lock and white painted wooden windowsill.

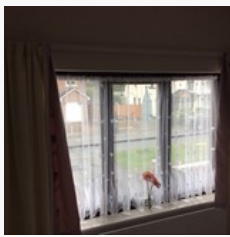
Including one curtain rail with two decorative finials and two cream lined curtains.

Including decorative net curtains with lightweight curtain pole.

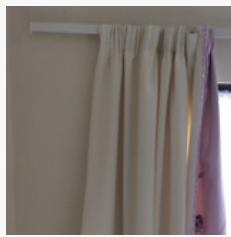
In fair condition overall.

Dust is visible to surfaces.

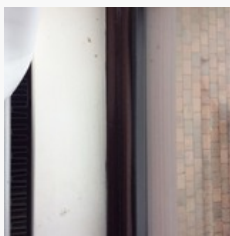
Residue is visible to surfaces.



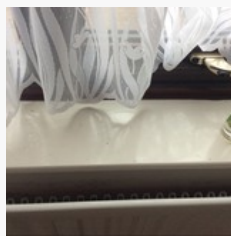
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Bedroom Three – Windows

UPVC Double Glazed & White Painted Wooden Windowsill

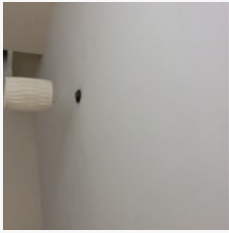
Fair

As previously mentioned

Bedroom Three – Ceiling

White Painted Plaster Fair

In fair condition overall.
Patchy ceiling paintwork is visible.
Painted ceiling cracks are visible.



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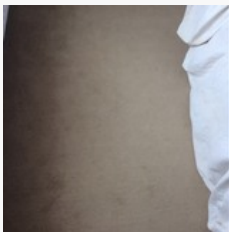


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(UTC) at 0.0 ° , 0.0 °

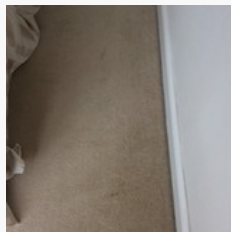
Bedroom Three – Flooring

Fitted Carpet Light Brown Good

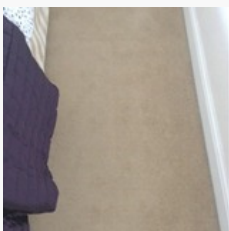
Light brown fitted bedroom carpet.
The fitted carpet is in good condition overall, but is showing light signs of wear to central and high traffic walkways.
Furniture indentations are present.



14/09/2015 14:31
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:31
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:31
(UTC) at 0.0 ° , 0.0 °

Bedroom Three – Ceiling

White Painted Plaster Fair

As previously mentioned

Bedroom Three – Flooring

Fitted Carpet Light Brown Good  **Flagged**

Vacuuming is required under and around furnishings (T)
One stain now present to the carpet (T)

Bedroom Three – Walls & Decor

Magnolia Painted Plaster & White Painted Woodwork Good

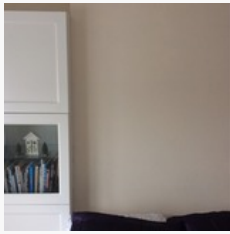
The magnolia paintwork to the walls and the white painted woodwork is clean and in good condition. Only minor scuffs are visible at high contact areas.



14/09/2015 14:31
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:31
(UTC) at 0.0 ° , 0.0 °

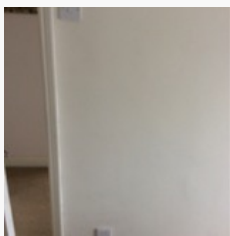


14/09/2015 14:31
(UTC) at 0.0 ° , 0.0 °

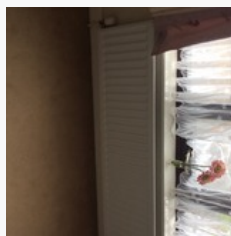
Bedroom Three – Fixtures & Fittings

Sockets, Switches & Radiators Good

One White double light switch
Two white single plug sockets
One double panel radiator



14/09/2015 14:31
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:31
(UTC) at 0.0 ° , 0.0 °

Bedroom Three – Walls & Decor

Magnolia Painted Plaster & White Painted Woodwork Good

 **Flagged**

Dust is visible to skirting board surfaces (T)

Bedroom Three – Fixtures & Fittings

Sockets, Switches & Radiators Good

As previously mentioned

Bedroom Three – Fixtures & Fittings

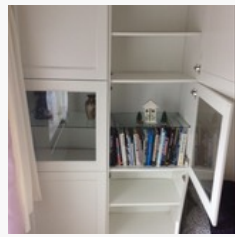
Fitted Wardrobe Good

Two white fitted units.
 Including internal shelves and hanging rails.
 Including two glazed doors to the left-hand unit.

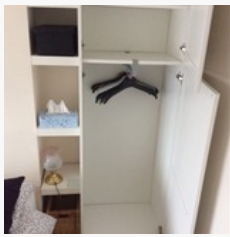
Light signs of wear are visible.



14/09/2015 14:32
 (UTC) at 0.0 °, 0.0 °



14/09/2015 14:32
 (UTC) at 0.0 °, 0.0 °

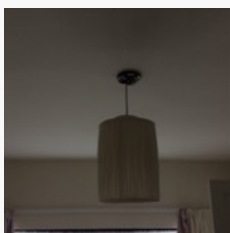


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 (UTC) at 0.0 °, 0.0 °

Bedroom Three – Lighting

Light Pendant with Fabric Shade Good

Inc. one cream fabric shade.



14/09/2015 14:33
 (UTC) at 0.0 °, 0.0 °

Bedroom Three – Fixtures & Fittings

Fitted Wardrobe Good

As previously mentioned

Bedroom Three – Lighting

Light Pendant with Fabric Shade Good

As previously mentioned

Bedroom Three – Furnishings

Furnishing Items Include: Good

Various decorative ceramic and china ornaments
One double bed with full bedding set and mattress
Brass bedside lamp with opaque glass shade
One large wall clock
One decorative wall art

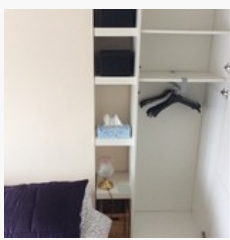
Refer to photographs for further evidence of items, item specifics and conditions.



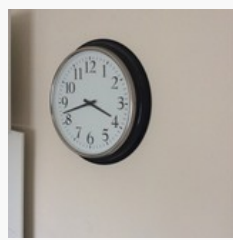
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(UTC) at 0.0 ° , 0.0 °



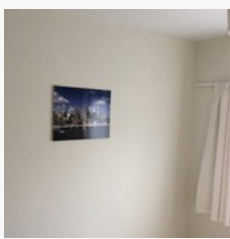
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(UTC) at 0.0 ° , 0.0 °



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Bedroom Three – Furnishings

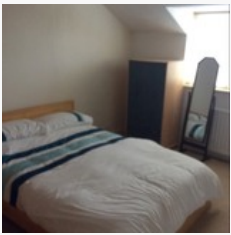
Furnishing Items Include: Good  Flagged

The bed needs dressing, as per the ingoing inventory.
(T).

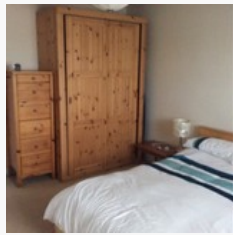
Bedside lamp is damaged (T).

Bedroom Four

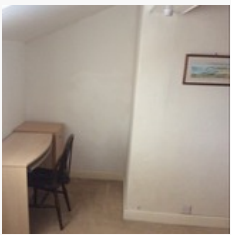
Bedroom four is in good condition overall. Light cleaning issues are present. The painted decor is in good condition overall worth light signs of wear are visible to high contact areas. The fitted bedroom carpet is in good condition, showing light signs of wear.



14/09/2015 14:34
(UTC) at 0.0 ° , 0.0 °



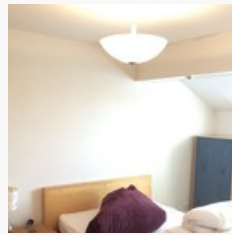
14/09/2015 14:34
(UTC) at 0.0 ° , 0.0 °



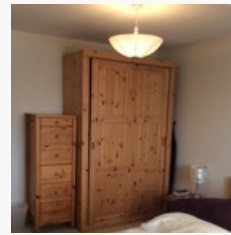
14/09/2015 14:34
(UTC) at 0.0 ° , 0.0 °

Bedroom Four

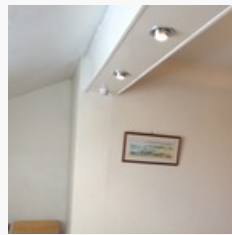
As previously mentioned



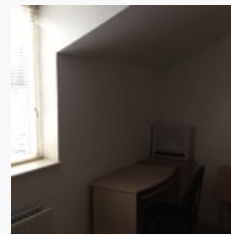
18/07/2016 08:53
(UTC) at 0.0 ° , 0.0 °



18/07/2016 08:53
(UTC) at 0.0 ° , 0.0 °



18/07/2016 08:53
(UTC) at 0.0 ° , 0.0 °



18/07/2016 08:53
(UTC) at 0.0 ° , 0.0 °

Bedroom Four – Doors

Double Panel White Painted Wooden Internal Door Good

Including one double panel white painted wooden internal door.

Including two silver doorhandles with single latch mechanism.

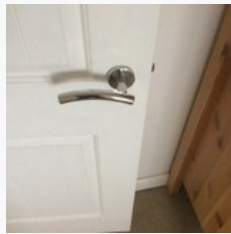
In good and clean condition.

Minor scuffs are visible.

The door and fittings are in good operating order.



14/09/2015 14:34
(UTC) at 0.0 °, 0.0 °



14/09/2015 14:34
(UTC) at 0.0 °, 0.0 °

Bedroom Four – Doors

Double Panel White Painted Wooden Internal Door Good

As previously mentioned

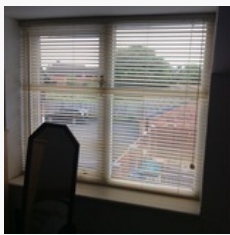
Bedroom Four – Windows

Wooden Painted & Double Glazed Fair

Including a white painted wooden window frame with two double glazed units including one window opening, window handle with latch and white painted wooden windowsill.

Including cream Venetian blinds.

Dust is visible to surfaces.



14/09/2015 14:34
(UTC) at 0.0 °, 0.0 °



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(UTC) at 0.0 °, 0.0 °



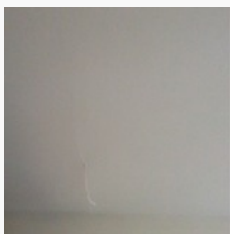
14/09/2015 14:35
(UTC) at 0.0 °, 0.0 °

Bedroom Four – Ceiling

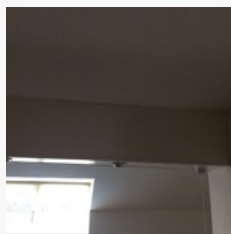
Plaster Painted White Fair

In fair condition overall.

Painted uneven surfaces and cracks are visible.



14/09/2015 14:35
(UTC) at 0.0 °, 0.0 °



14/09/2015 14:35
(UTC) at 0.0 °, 0.0 °

Bedroom Four – Windows

Wooden Painted & Double Glazed Fair

As previously mentioned

Bedroom Four – Ceiling

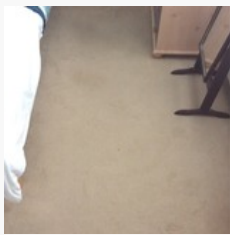
Plaster Painted White Fair

As previously mentioned

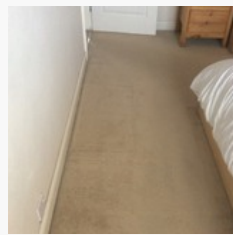
Bedroom Four – Flooring

Fitted Carpet Light Brown Good

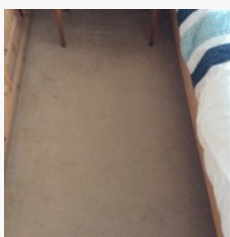
Light brown fitted bedroom carpet.
The fitted carpet is in good condition overall, but is showing light signs of wear to central and high traffic walkways.
Furniture indentations are present.
The carpet skirting board edges are discoloured and dusty.



14/09/2015 14:35
(UTC) at 0.0 ° , 0.0 °



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Bedroom Four – Flooring

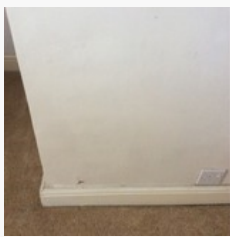
Fitted Carpet Light Brown Good

Vacuuming around and behind furnishing items is required (T).

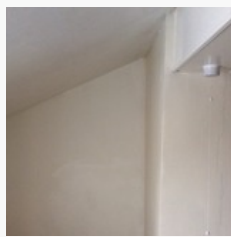
Bedroom Four – Walls & Decor

Magnolia Painted Plaster & White Painted Woodwork Good

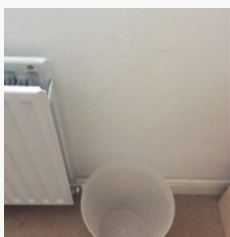
The White paintwork to the walls and the white painted woodwork is clean and in good condition overall. Light signs of wear are visible to high traffic and contact areas, particularly from mid to lower levels. Including small marks and scuffs and paint chips to the woodwork.



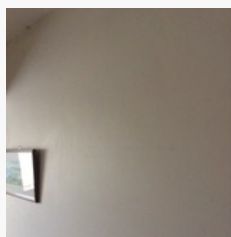
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(UTC) at 0.0 ° , 0.0 °



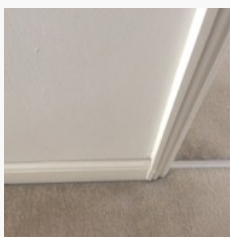
14/09/2015 14:35
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:35
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:36
(UTC) at 0.0 ° , 0.0 °



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Bedroom Four – Walls & Decor

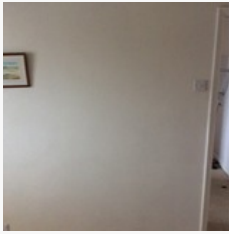
Magnolia Painted Plaster & White Painted Woodwork Good

As previously mentioned

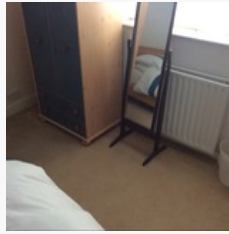
Bedroom Four – Fixtures & Fittings

Radiators, Sockets & Switches Good

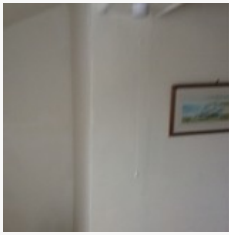
One White double light switch
Two white double plug socket
One double panel radiator
One pull cord light switch



14/09/2015 14:36
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:36
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Bedroom Four – Lighting

Light Pendant Good

Inc. one white fabric shade.



14/09/2015 14:36
(UTC) at 0.0 ° , 0.0 °

Bedroom Four – Fixtures & Fittings

Radiators, Sockets & Switches Good

As previously mentioned

Bedroom Four – Lighting

Light Pendant Good

Dust is visible to surfaces.

Bedroom Four – Lighting

Recessed Spotlights Good

Including three recessed spotlights with halogen light bulbs.



14/09/2015 14:36
(UTC) at 0.0 °, 0.0 °

Bedroom Four – Lighting

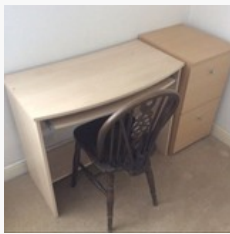
Recessed Spotlights Good

As previously mentioned

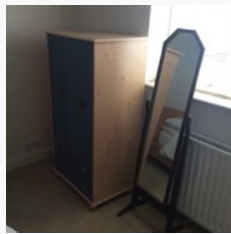
Bedroom Four – Furnishings

Furnishing Items Include: Good

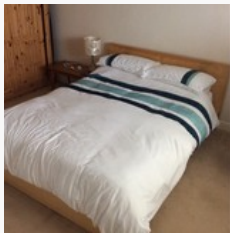
One light wood desk with pull out drawer
One varnished wooden chair
One light wood effect double drawer units
One wooden tilting vanity mirror
One wooden double door wardrobe
One varnished double door wardrobe
One seven drawer unit
One wooden side table
One silver bedside lamp with white shade
One framed wall art



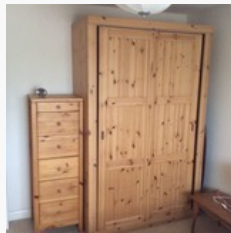
14/09/2015 14:37
(UTC) at 0.0 ° , 0.0 °



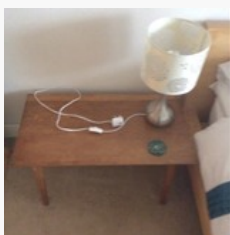
14/09/2015 14:37
(UTC) at 0.0 ° , 0.0 °



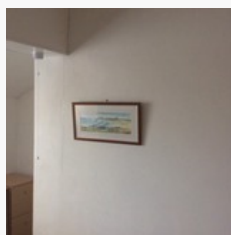
14/09/2015 14:37
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:37
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:37
(UTC) at 0.0 ° , 0.0 °



14/09/2015 14:37
(UTC) at 0.0 ° , 0.0 °

Bedroom Four – Furnishings

Furnishing Items Include: Good

The bed needs dressing, as per the ingoing inventory.
(T).

Smoke Alarms

Check Out Inspection
9 Park Road Willaston Nantwich CW5 6PW
18/07/2016

New/Additional Issues

Smoke Alarms – Alarms

 Flagged

Smoke alarms have been removed from position and are located on the sideboard in the dining room.
Four replacement alarms are required, none are in working order.

DECLARATION

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

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

The fire and safety regulation regarding furniture, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "Furniture and 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) It is not a statement that the item can be considered compliant with the Regulations.

- Using the inventory

The inventory will be recorded in correspondence to the fair wear & tear guide and the description detailed below :

New – possibly still in packaging or wrapper, or with new tags and/or labels attached.

Used – generally in good and clean condition, not in new or recently decorated condition.

Worn – frayed and small light stains, marks or discolouration. Still functional. Generally lightly worn rather than marked or scuffed

Damaged – signs of wear and tear, damage and/or extensive stains/marks/tears.

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____

FLAGGED ADDENDUM

– Front External Surfaces

Front External Surfaces Good

Including mono block paving throughout

Few weeds are visible between the mono blocks.



14/09/2015 13:37 (UTC) at 0.0 ° , 0.0 °



14/09/2015 13:37 (UTC) at 0.0 ° , 0.0 °

FLAGGED ADDENDUM

– Front External Surfaces

Front External Surfaces Good  **Flagged**

The rubbish buns are full to capacity.

Black bags and empty bottles remains to front driveway area (T).

– Lighting

Multi Arm Fitting Opaque Shades Good

Two central multi arm chrome ceiling fittings each with three opaque glass light shades.

Bulbs tested.

There are no visible issues or areas of any concern.



14/09/2015 14:04 (UTC) at 0.0 ° , 0.0 °

– Lighting

Multi Arm Fitting Opaque Shades Good  Flagged

One replacement light bulb is required (T)

– Bathroom Fittings

Toilet Good

Including one white low level WC with matching cistern, chrome dual flush button and grey toilet seat and lid. The WC and fittings are clean and in good condition overall.



14/09/2015 14:42 (UTC) at 0.0 ° , 0.0 °

– Bathroom Fittings

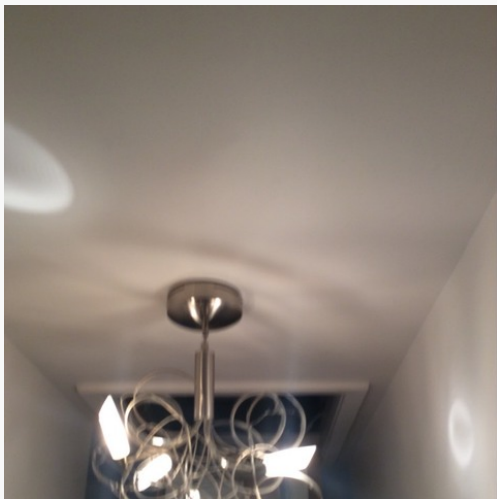
Toilet Good  **Flagged**

The toilet seat needs securing in place (L).

– Lighting

Multi Arm Fitting With Opaque Shades Good

Including one brushed steel decorative pendant fitting with opaque glass shades.
One replacement lightbulb is required.



14/09/2015 14:12 (UTC) at 0.0 ° , 0.0 °

– Lighting

Flush Light Fitting Good

Two matching flush ceiling fittings with decorative acrylic bead detail.



14/09/2015 14:15 (UTC) at 0.0 ° , 0.0 °

– Lighting

Multi Arm Fitting With Opaque Shades Good Flagged

The decorative light fitting is not working.
Inspection is recommended (L).

– Lighting

Flush Light Fitting Good Flagged

One replacement light bulb is required (L)

– Furnishings

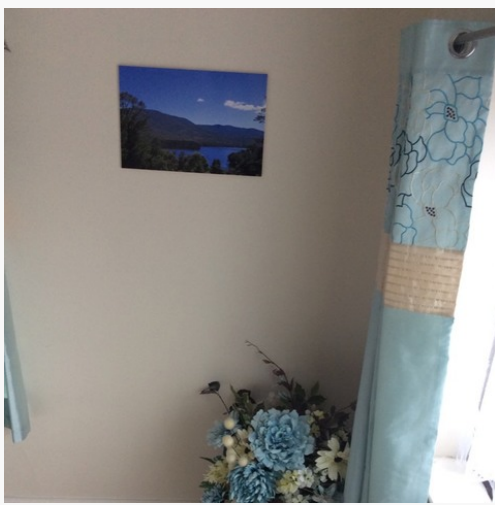
Furnishings & Items Include: Good

One three drawer unit with matching mirror
 One decorative pale blue ceramic bowl
 One pale blue ceramic bedside lamp with light shade
 One household telephone with docking station
 One blue glass vase with blue artificial flowers
 One decorative wall art
 One double bed with mattress and matching bedding
 One varnished wooden chair—showing signs of wear
 Wooden decorative shelving units with ceramic ornaments

Refer to photographs for further evidence of items, item specifics and conditions.



14/09/2015 14:16 (UTC) at 0.0 ° , 0.0 °



14/09/2015 14:16 (UTC) at 0.0 ° , 0.0 °

– Furnishings

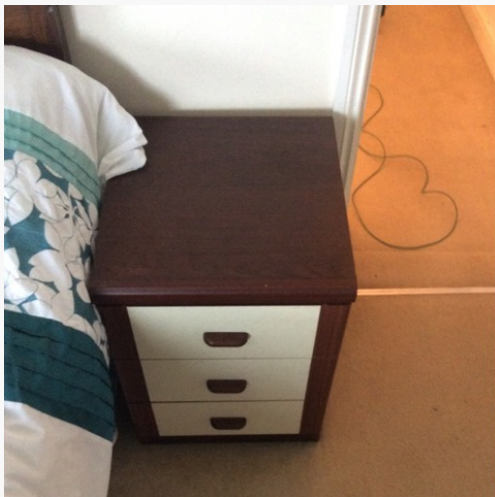
Furnishings & Items Include: Good  **Flagged**

The bed needs dressing, as per the ingoing inventory (T)

Bedroom One : Furnishings (continued)



14/09/2015 14:16 (UTC) at 0.0 ° , 0.0 °

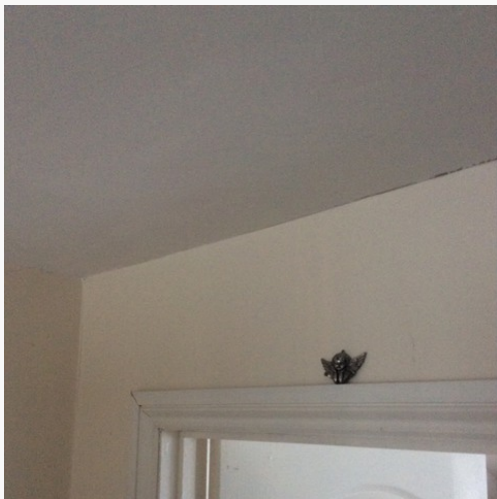


14/09/2015 14:16 (UTC) at 0.0 ° , 0.0 °

Bedroom One : Furnishings (continued)



14/09/2015 14:16 (UTC) at 0.0 ° , 0.0 °



14/09/2015 14:16 (UTC) at 0.0 ° , 0.0 °

Bedroom One : Furnishings (continued)



14/09/2015 14:17 (UTC) at 0.0 ° , 0.0 °

– Bathroom Fittings

Toilet Good

Including one white low level WC with matching cistern, chrome dual flush button and white toilet seat and lid. The WC and fittings are clean and in good condition overall.



14/09/2015 14:19 (UTC) at 0.0 ° , 0.0 °

– Bathroom Fittings

Toilet Good  Flagged

Toilet seat is cracked.

– Flooring

Fitted Carpet Light Brown Good

Light brown fitted bedroom carpet.
The fitted carpet is in good condition overall, but is showing light signs of wear to central and high traffic walkways.
Carpet creasing is visible.
Furniture indentations are present.
The carpet skirting board edges are discoloured and dusty.



14/09/2015 14:28 (UTC) at 0.0 ° , 0.0 °



14/09/2015 14:28 (UTC) at 0.0 ° , 0.0 °

– Flooring

Fitted Carpet Light Brown Good  Flagged

Vacuuming required under and around furnishings (T)
Dust is visible to flat surfaces.

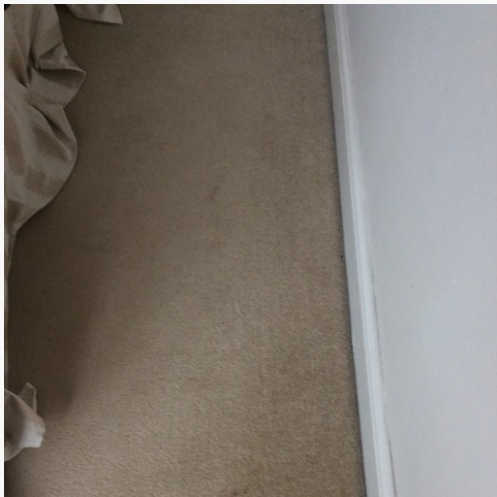
– Flooring

Fitted Carpet Light Brown Good

Light brown fitted bedroom carpet.
The fitted carpet is in good condition overall, but is showing light signs of wear to central and high traffic walkways.
Furniture indentations are present.



14/09/2015 14:31 (UTC) at 0.0 ° , 0.0 °



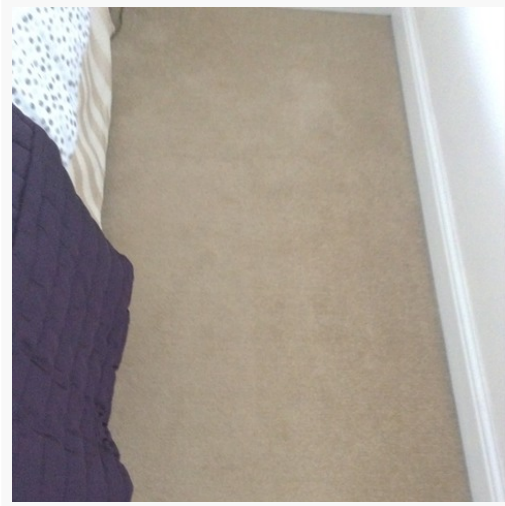
14/09/2015 14:31 (UTC) at 0.0 ° , 0.0 °

– Flooring

Fitted Carpet Light Brown Good  Flagged

Vacuuming is required under and around furnishings (T)
One stain now present to the carpet (T)

Bedroom Three: Flooring (continued)

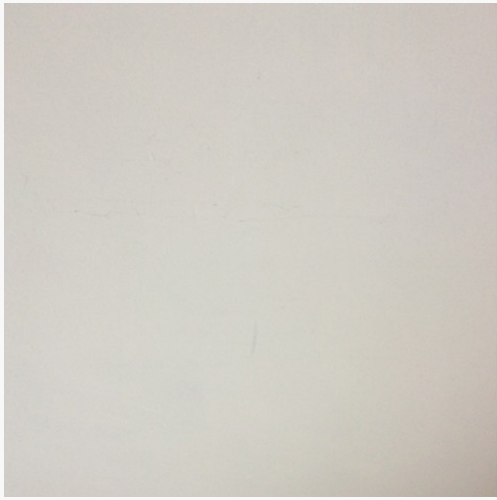


14/09/2015 14:31 (UTC) at 0.0 ° , 0.0 °

– Walls & Decor

Magnolia Painted Plaster & White Painted Woodwork Good

The magnolia paintwork to the walls and the white painted woodwork is clean and in good condition. Only minor scuffs are visible at high contact areas.



14/09/2015 14:31 (UTC) at 0.0 ° , 0.0 °



14/09/2015 14:31 (UTC) at 0.0 ° , 0.0 °

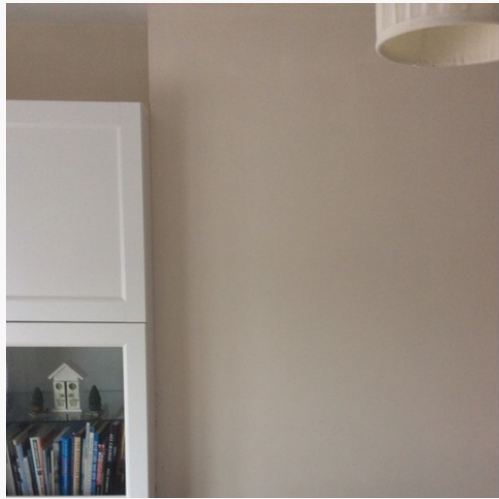
– Walls & Decor

Magnolia Painted Plaster & White Painted Woodwork Good

 Flagged

Dust is visible to skirting board surfaces (T)

Bedroom Three: Walls & Decor (continued)



14/09/2015 14:31 (UTC) at 0.0 ° , 0.0 °



– Furnishings

Furnishing Items Include: Good

Various decorative ceramic and china ornaments
One double bed with full bedding set and mattress
Brass bedside lamp with opaque glass shade
One large wall clock
One decorative wall art

Refer to photographs for further evidence of items, item specifics and conditions.



14/09/2015 14:33 (UTC) at 0.0 ° , 0.0 °



14/09/2015 14:33 (UTC) at 0.0 ° , 0.0 °

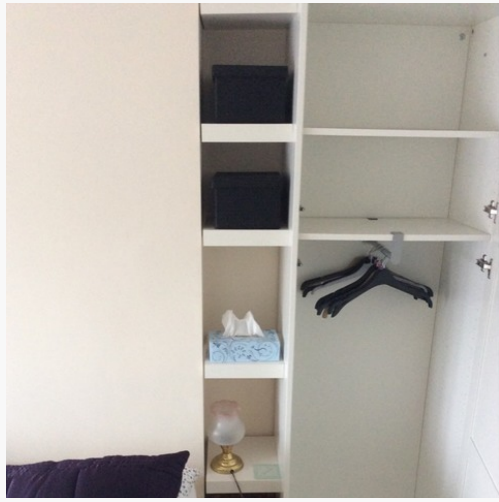
– Furnishings

Furnishing Items Include: Good  Flagged

The bed needs dressing, as per the ingoing inventory. (T).

Bedside lamp is damaged (T).

Bedroom Three: Furnishings (continued)

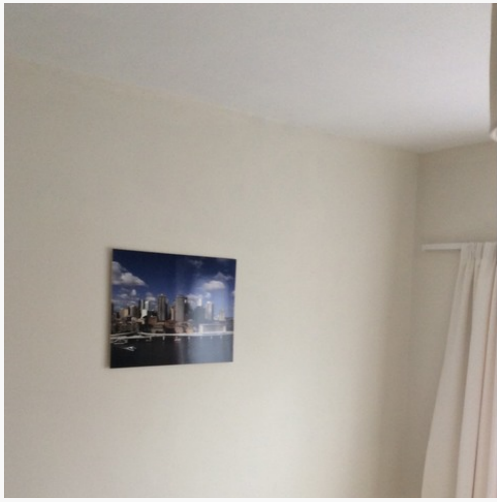


14/09/2015 14:33 (UTC) at 0.0 ° , 0.0 °



14/09/2015 14:33 (UTC) at 0.0 ° , 0.0 °

Bedroom Three: Furnishings (continued)



14/09/2015 14:33 (UTC) at 0.0 ° , 0.0 °

New/Additional Issues

– Alarms

 **Flagged**

Smoke alarms have been removed from position and are located on the sideboard in the dining room.
Four replacement alarms are required, none are in working order.