



Rentready



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Inventory Report

Residence:

XXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXX

XXXXXXXXXX



Produced By: Clerk: **Simon Edelstein**

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On Behalf Contact: **xxxxxxx**

Company: **xxxxxx**

Date: **11 March 2016**

General Notes

This inventory is intended as an independent and informative guide to both landlord and tenant about the condition of any fixtures, fittings, furniture, contents and decor.

The inventory description enables items to be visually identified only, no attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the check-in report is not an expert on fabrics, woods, materials, antiques, etc., nor do they purport to be a qualified surveyor. This inventory should not be used as a structural survey report.

Unless otherwise stated, it is accepted that a listed item is in good condition free from any obvious defects, soiling or malfunction, which may constitute a dilapidation assessment on termination of tenancy.

It is important to note that any contents **MUST** be situated in their respective rooms as specified in this inventory upon termination of the tenancy. Failure to do so can result in delay, this delay may encompass a search fee. This search fee will be additional to the check-out fee.

Clerks do not undertake to move heavy and/or awkward items of furniture.

Inaccessible areas and loft spaces will not be searched or listed in this inventory.

All regulations published by the Department of Trade and Industry / Trading Standard Services and / or similar bodies are the ultimate responsibility of the Instructing Principal. Where the inventory notes FFR label, this should not be interpreted to mean that the item complies with the Furniture & Furnishings (Fire) (Safety) (Amendments) 1993. It is a record that the item had a label as described or similar to that detailed in the Guide published by said bodies at the time of the inventory make. It is not a statement that the item can be considered to comply with the regulations.

All electrical items are considered complete with plugs, bulbs, flexes etc. unless otherwise specified. When practicable to do so all appliances will be tested for power only. This inventory relates only to furniture, furnishings and all of the 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 documented record that such items exist in the property, at the date of the inventory and the superficial condition of the same.

Any household plants, cleaning materials, livestock (pond fish) etc are considered as perishable items and will not be listed.

All measurements given are approximate.

On termination of the tenancy the check-in inventory is rechecked, any discrepancies and / or variations will be reported to the instructing principal. The report will indicate, in the opinion of the Clerk, as to whether there is any liability on the tenant, or whether such deterioration could be assessed as fair wear and tear. Fair wear and tear is assessed on the length of the tenancy and the type of occupancy, noting that certain items will receive higher usage. It is acknowledged that the contractual terms listed in the tenancy agreement may overrule the opinion of the assessor.

Full Terms and Conditions available upon request.

At Check-Out

At the check-out, a Clerk will attend and the Schedule of Conditions completed and signed by both inventory clerk and the tenant. It will be expected that the property will be in a clean condition. No further cleaning will be permitted on commencement of the dilapidation check-out report. All personal items must be removed and the tenants must be ready to vacate the property on completion of the dilapidation check-out report and surrender all property keys. The meters will be read and a forwarding address will be required.

Defects generally fall into the following categories, these are the most common areas and it would be in the tenants' best interest to pay particular attention to following:

1. Carpet soiling - spotting, staining, heavy shading, burn marks.
2. Furniture damage - soiling, staining, breakage, ring marks, scratch marks, liquid marks, dents, chips.
3. Curtains - smoke discolouration, torn, stained, spotted and unlaundered.
4. Mattresses - staining and ripping.
5. Linen - soiling, staining, unlaundered, burn marks, tears.
6. Fireplaces - unauthorised use, unswept, mantle or hearth damage.
7. Wooden Flooring - extreme wear, scrape marks, scratch marks, staining, burn marks.
8. Vinyl flooring - rips, scrapes, staining, pit marks and dent marks.
9. Gardens - unswept patios/paths/driveways, unmaintained borders, bushes and lawns.
10. Swimming Pool - leaf strewn, dirty water, dirty tiles.

Cleaning

Apart from general cleaning of the obvious, listed below are the most common areas missed which are noted at the check-out and listed on the Schedules of Conditions. The following list is intended as a helpful and informative guide only.

all paint work, skirting boards, architraves, picture rails, ceramic tiles, perimeters to floor, carpet edges, windows, sills, secondary glazing, blinds, drawer interiors, kitchen units, shelving, hob, grill, oven, oven door, dishwasher, tumble dryer, appliance filters, rubber seals, defrost freezer, defrost fridge, soap dispenser, light fittings, shades, test all bulbs

Health & Safety

Gas Safety

Under The Gas Safety (Installation and Use) Regulations 1994, amended by Statutory Instrument 1996, and The Regulations Re-enact 1998 all gas appliances must be checked for safety at intervals of not more than 12 months. The certificate issued must note the date of inspection, defects identified and all remedial work action taken. The main amendment provisions are as follow : (i) Flues must be specifically included in any Gas Check as well as the appliance itself (ii) The gas safety check is only validated if carried out by a registered Gas Safe gas engineer (iii) A safety certificate must be issued and records of inspection must be retained for 2 years (iv) This certificate must be available to a current tenant no more than 28 days from the date of inspection (v) New tenants must be in possession of this certificate before the due date of occupancy. Since January 1996, gas fires, which are installed in bedrooms, must have an Oxygen Depletion Sensor. Ideally these sensors should be fitted in all rooms.

Electrical Safety

Under the Electrical Equipment (Safety) Regulations 1994 and The Plugs & Sockets etc (Safety) Regulations 1994 all electrical installations in tenanted properties must be safe. The regulations apply to portable domestic electrical equipment such as: electric heaters, lamps, televisions, radios, vacuum cleaners, irons, toasters, microwaves, refrigerators, kitchen appliances. Built-in electrical goods are not covered by the regulations. As with the Gas certificate a qualified electrician should carry out an inspection of the tenanted property prior to the due date of occupancy. The same regulations applied to the availability and distribution of the gas certificate should also be applied to the electrical certificate.

Furniture and Furnishings Safety

The Furniture and Furnishings (Fire) (Safety) Regulations 1998 (amended 1989 & 1993) provide items supplied in the course of tenanted properties to comply with the minimum fire resistant test set out within the regulations. The regulations apply to all upholstered furniture, beds, headboards and mattresses, sofa-beds, futons and other convertibles, nursery furniture, fabricated garden furniture, scatter cushions, pillows and additional fabric coverings etc. All furniture manufactured before 1950 is exempt as are curtains, carpets, and bed linen, etc. In practice, items that comply will have a suitable permanent label attached. Furniture manufactured between 1950 and 1983 should be carefully checked. All non-compliant furniture must be removed before the due date of occupancy.

Smoke Alarms

The building Regulations 1991 require that all properties built since 1992 must have mains operated and inter linked smoke alarms fitted on every floor, but it does not cover most tenanted properties. However, it is generally agreed the common law 'duty of care' means that Landlords and their agents could be liable should a fire cause injury or damage in a tenanted property that is not suitably fitted with smoke alarms. It is recommended that a smoke alarm be fitted to each floor (hallway and landing areas).

'Where the inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by the inventory company, this will be for power supply and should not be interpreted to mean that these items are fully working and that the property complies with the 2015 regulations.

The Inventory Company "Rentready" will take no responsibility for damage or mal-function during the testing of such alarms.

Guidance

To ensure that you have a comprehensive understanding of ALL 'legal requirements' and 'duty of care', please contact your Local Area Office of the Health and Safety / Environmental Health Department / Department of Trade and Industry or similar bodies who will advise you accordingly.

Penalties & Enforcement

The maximum penalty imposed in a Magistrates Court (or Scottish equivalent) for non-compliance of the above regulations is a fine of £5,000. If a case is then referred to a Crown

Court (e.g. where contravention has led to a serious injury or death) an unlimited fine or custodial sentence may be imposed. If found to be non-compliant of the above regulations any insurance regarding the tenanted property maybe null and void.

Overview

Residence: xxxxxxxxxxxxxxxxxx	Furnishing: Unfurnished
xxxxxxxxxxx	Style: end of terrace
xxx	Condition: Good Decorative Order
	Garden: Average

Electrical Items

The following is a summarised listing of all electrical goods and quantities of, present at the property at the time of the inventory make and/or check-in. This list is only intended as a guideline for annual electrical inspections. For an indication of the level of cleanliness or condition attributed to each item, please refer to the following pages.

Item	Quantity
Heater	2
Dehumidifier	1
Refrigerator	2
Washing machine	1

Utility Items

The following is a summarised listing of all the location of various items related to utilities. Further details will be found in the following pages.

Item	Location
Alarm	Entrance Hall (room 1)
Alarm	Reception (room 2)
Alarm	Hallway (room 3)
Alarm	Hallway (room 3)
Alarm	Kitchen (room 6)
Boiler	Bedroom 3 (room 11)
Carbon Monoxide Alarm	Reception (room 2)
Carbon Monoxide Alarm	Bedroom 3 (room 11)
Smoke detector	Hallway (room 3)
Smoke detector	Hallway 2 (room 7)

Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

Item	Level of Cleanliness
Doors	clean
Skirting	n/a
Woodwork	n/a
Paintwork	n/a
Windows	n/a
Flooring	good
Carpets	need light clean
Tiles	n/a
Linen	n/a
Curtains /Blinds	poor domestic
Mattresses	n/a
Hob	good domestic
Oven	need light clean
Kitchen	good domestic
Bathroom	need light clean
Fireplaces	clean

Meter Readings:

	Location	Reading	Reference
Rate 2 Electric (Normal)	Cellar / basement	79618	01397
Gas	Side Garden	30310 494	A0091390 9901



Additional Comments:

Declaration

It is in your interest to carefully check the inventory.

I/We have inspected the items in the foregoing inventory and hereby agree, subject to the marginal notes and comments, that they are correct:

Date: _____

Witnessed by: _____

Print: _____

Witnessed by: _____

Print: _____

Property/Exterior Photos



From road side 2 black wheelie bins 1 green, into gated driveway

Room 1: Entrance Hall Description

Conditio

Door

1	Frame & architrave	White PVC DOUBLE GLAZED DOOR with brass effect lockable lever handle and brass effect letterbox with obscure glass square panel, clear panel above door
2	Frame & architrave 2	White painted wood and skirting
3	Door	4 panel pine door, varnished with chrome effect lever handle
4	Door 2	2 pine doors to storage cupboard containing baton with 4 double coat hooks

Flooring

5	Mat	Choir foot mat, to wood threshold	Ex tenant mail
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Walls

6	Wall	Cream painted
7	Alarm	Magic eyes top left

Room 1: Entrance Hall Photos



Mat

Room 2: Reception		Descriptio	Conditio
Door			
8	Door	2 x 4 panel pine door, varnished with chrome effect lever handles 1 to hall 1 to kitchen	
9	Frame & architrave	Mahogany stained skirting and roof and fireplace beam, white painted door frames	
Flooring			
10	Carpet	Light coffee coloured medium pile carpet	Slight pressure marks and wear, but no distinct stains
Walls			
11	Wall	Warm cream painted walls	1 nail in rear 1 pin nail in right
12	Carbon Monoxide Alarm	Kiddie	Tested for sound, but does not confirm working operation
13	Alarm	Magic eye, corner of rear and right wall above kitchen door	
Windows			
14	Window	All white UPVC double glazed 4 panel with top right opener, lockable lever handle no key 2 panel top opener lockable lever handle no key	Windows 1 and 3 showing signs of black Mould
15	Blind	Large single unit to front Vertical slatted paper blinds to all windows, ball chains and cords to right hand side all working	
16	Curtain rail	3 brushed chrome effect poles above Windows 2 brackets to each no rings	
Ceiling			
17	Ceiling	White painted	
Lighting			
18	Ceiling lighting	Centre is black iron effect 5 branch light with 5 opaque and clear shades on a chain with black ceiling rose	Low watt bulbs all working
19	Wall lighting	Single white plastic switches left of hall door right of kitchen door, right of fire place	
Heating			
20	Heating	2 x Large single panel radiator painted cream single finned, thermostat on RHS of entrance radiator and standard on left, where as front has only cap to RHS	

Room 2: Reception	Descriptio	Conditio
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Heating

21 Heater Working large featured open fire with brush pan, poker and brass effect sword, ash grill, grate and brass edge fire grill, bevel led edge mirror to hearth, stone built with crack above stained beam, light in recess

Sockets

22 Socket outlet Left, Double white plastic switched socket Double white plastic switched socket
 Front cable Tel box, aerial splitter box and Double white plastic switched socket
 Rear Double white plastic switched socket

23 Telephone jack point Selection of TV WIRE
 1st window sill has two, 1 BT one NTL

Room 2: Reception Photos



Carpet



Wall



Ceiling lighting



Heater

Room 2: Reception Photos



Heater



Heater



Carbon Monoxide Alarm



Socket outlet

Room 3: Hallway			Descriptio	Conditio
Door				
24	Door		3 x 4 panel pine door, varnished with chrome effect lever handles, cellar utility and kitchen	
Flooring				
25	Carpet		Light coffee coloured medium pile carpet	Slight foot wear, but no significant marks
Walls				
26	Alarm		Alarm key pad, left of kitchen door, 16 push buttons	No display and flap is missing
27	Smoke detector		Above lounge door	NO SOUND PRESENT WHEN PRESSED
28	Alarm 2		Magic eye above to right of cellar door	
29	Misc		Fan isolator above utility room door	
30	Misc 2		3 white plastic grab handles 2 to front wall, 1 to left of kitchen door	
Lighting				
31	Wall lighting		Single white plastic light switch to right of utility room door	
Sockets				
32	Socket outlet		Single white plastic switched socket	

Room 3: Hallway Photos



Alarm



Misc 2

Room 4: Utility		Descriptio	Conditio
Door			
33	Door	4 panel pine door, varnished with chrome effect lever handle	
Flooring			
34	Vinyl	Warm marble effect to floor some scrapes	
Walls			
35	Wall	Magnolia painted walls	
36	Wall (tiled)	2 tiles with border to LHS	
Ceiling			
37	Ceiling	Magnolia painted ceiling	
38	Extractor fan	White plastic silavent	
Lighting			
39	Ceiling lighting	White rose bulb holder and bulb with low watt bulb and cream shade	
Heating			
40	Heating	Small white radiator single skinned single finned with standard valve and cap to right, thermostat valve to Lhs	
Sockets			
41	Socket outlet	Double white plastic switched socket	
Appliances			
42	Dehumidifier	Delonghi DES 16E 6 push buttons, white flex mounded plug	Untested for operation
43	Refrigerator	Frigidaire freezer , 4 plastic boxes, bottom box is broke	Some water residue

Room 4: Utility Photos



Vinyl



Wall (tiled)

Room 4: Utility Photos



Dehumidifier



Refrigerator

Room 5: Cellar		Descriptio	Conditio
Door			
44	Door	4 panel pine door, varnished with chrome effect lever handle	Stiff to move sticks on carpet
Flooring			
45	Stone	8 stone steps	
Walls			
46	Wall	White painted	
Sockets			
47	Socket outlet	Right of door is alarm control box, single light switch and plastic white fuse, single switched socket below Down steps to consumer unit security light above Single bulb and double socket, with water stop tap, Pasting table	Heavy signs of damp
Furnishings			
48	Misc	Aluminium step ladder	

Room 5: Cellar Photos



Stone



Socket outlet

Room 6: Kitchen		Description	Condition
Doors			
49	Door	2 4 panel pine door, varnished with chrome effect lever handle,m1 to dark front wall storage, 1 back into hallway	
50	Door 2	4 white painted door to recessed storage cupboards, 1 hinged flap, 4 cracked white ceramic round handles	
51	Door (external)	White PVC DOUBLE GLAZED DOOR with white lockable lever handle with obscure glass square panel	
Flooring			
52	Vinyl	Stone effect , brass and stone in colour	Large bin ring mark, to Roget of sink
53	Carpet	Tiled Dark brown squares from external door to stairs and edge of kitchen vinyl	
Walls			
54	Wall	Warm cream painted walls	
55	Wall (tiled)	Chequers board effect cream coloured tiles white beading edge to sink and back wall splash backs	
56	Misc	Round cream bordered Roman numeral wall clock	In correct time
57	Thermostat	Right of stairway, British Gas with rotary control	
58	Hooks	4 antique double brass effect hooks on a baton	
59	Alarm	Above double light switch, 3 screws 2 Magic eyes, 1 above hallway door , 1 on rear wall left of stairway, covering rear door and window	
Windows			
60	Window	2 panel double glazed window with top opener white lockable lever handle to top panel no key,	
61	Blind	Ageing cream roller blind , white plastic chain to LHS, roses have white plastic plug	Chain is tangled with plastic cream lit roses also untested
Ceiling			
62	Ceiling	Warm cream painted ceiling	
Lighting			
63	Ceiling lighting	8 recessed chrome effect down lights	Only 3 bulbs working
64	Ceiling lighting 2	Over carpet is 3 disc 3 spots	Only 1 bulb and is working

Room 6: Kitchen		Descriptio	Conditio
Lighting			
65	Wall lighting	Single white plastic light switch to RHS OF hallway door, Double plastic light switch between external door and window	
Heating			
66	Heating	Large white radiator single skinned single finned with standard valves to both sides	
Sockets			
67	Socket outlet	Front is 6 way extension lead power breaker , clipped above tiles, Double white plastic switched socket Rear Double white plastic switched socket, Double white plastic switched socket	
Appliances			
68	Misc	Red floor mop, grey washing bowl and cutlery drainer	
69	Hob	Kenwood, 5 ring hob, 3 pan plates 1 wk rest, 5 rotary control buttons	
70	Refrigerator	Undesirable white, A+ class , 3 clear plastic shelves to door, clear salad box with lid, 2 white edge glass shelves	Clean
71	Washing machine	BEKO A+A 5kg , with glass bowl front, pull out drawer 1 rotary control, 5 push buttons	Slight residue in drawer and water scale to door
72	Cooker / Oven	Kenwood double oven and grill, stainless steel effect, 2 round bar handle , pull down glass front door, 4 rotary controls 6 push buttons	Good clean, but shelves etc in bag to left , with water inside
Furnishings			
73	Bin	Grey swing top plastic bin	
Units			
74	Units	Oak fronted doors and drawer, metal sides , silver 2 square bar handles Front, 2 cupboards 3 drawers Rear 3 top cupboards, 2 bottom cupboards 3 drawers	Gas cupboard key on hook left of oven
75	Worktop	Blue FOLDER WITH INSTRUCTION MANUALS Laminated Matt black granite effec with black metal joiner and end caps,	Metal joiner is scratched

Room 6: Kitchen		Descriptio	Conditio
Stair			
76	Banister	Pine bannister to LHS, 4 wall hooks	Loose needs attention
77	Carpet	Light coffee coloured medium pile carpet	
78	Wall	Warm cream painted walls	
79	Wall 2	Double light fitting to left, opaque she's, only 1 bulb	
		Single light switch to left base of stairs	
80	Banister spindles	Bannister , in L shape with acorn tops	Some hand prints

Room 6: Kitchen Photos



Door 2



Vinyl



Carpet



Vinyl



Bin



Misc

Room 6: Kitchen Photos



Blind



Ceiling lighting 2



Misc



Socket outlet



Thermostat



Hooks



Hooks



Units

Room 6: Kitchen Photos



Units



Worktop



Hob



Refrigerator



Washing machine



Washing machine



Washing machine



Cooker / Oven

Room 6: Kitchen Photos



Cooker / Oven



Cooker / Oven



Banister spindles



Banister spindles

Room 7: Hallway 2		Descriptio	Conditio
Door			
81	Door	4 4 panel pine door, varnished with chrome effect lever handles, lockable to endure bathroom	
Flooring			
82	Carpet	Light coffee coloured medium pile carpet	Poor joining to wall and bannister with cut out, heavy dusting to edge
Walls			
83	Misc	2 white plastic grab handles entrance to en suite,	
84	Wall	Warm cream painted walls	Crack to left of window, , holes in recess roof above window
85	Shelves	4 wood shelves , right of bathroom door	
Windows			
86	Window	White painted wood double glazed brass effect lockable lever , no key	
87	Curtain rail	Black metal pole on silver bracket, turned finial	
Ceiling			
88	Ceiling	Warm cream painted ceiling, attic hatch, painted white	
89	Smoke detector	White plastic	NO SOUND, LANDLORD TO SORT OUT
Lighting			
90	Wall lighting	2 light green double wall lights, leaf design attached , all working	
91	Wall lighting 2	Single white plastic top of stairs, single white plastic switch left of bedroom 2	
Sockets			
92	Socket outlet	Double white plastic switched socket, Double white plastic switched socket, extension lead and plug to window wall	

Room 7: Hallway 2 Photos



Carpet



Carpet

Room 7: Hallway 2 Photos



Carpet



Carpet



Misc



Curtain rail



Wall



Shelves

Room 8: Bathroom		Descriptio	Conditio
Door			
93	Door	2 , 4 panel pine doors, varnished with, lockable chrome effect lever handles	
Flooring			
94	Linoleum	Blue and white ceramic effect	
Walls			
95	Wall (tiled)	Ceramic Matt marble effect with white grout	Blacking of grout in shower enclosure
96	Ventilation	Silavent, extractor, dusty	
97	Wall attachments	White plastic grab handle right of toilet and also inside shower	
98	Wall attachments 2	Toothbrush Ho,dear with plastic glass, ringed towel holder soap shelf and toilet roll holder all chrome effect	
99	Mirror	Square etched above basin	
Windows			
100	Window	Obscure glass 2 panel white UPVC with white lockable handle to top opener no key	
Ceiling			
101	Ceiling	White painted	
Lighting			
102	Ceiling lighting	3 down recessed spots,	1 fitting starting to loosen only 2 bulbs working
Heating			
103	Heating	double skinned, double finned radiator, cap to left	
Suites			
104	Shower cubicle	Large 3 panel glass walk round shower enclosure chrome effect trim, cream plastic floor tray, chrome effect waste plastic trim especially to entrance is lifting	
105	Shower	Combi fed double headed shower , separate controls to RHS all in chrome effect, smooth coiled bottom head hose, solid bar to top head	
106	Basin	Wall mounted ceramic cream basin with chrome effect mixer tap, plunge bar to rear for plug	
107	WC	Dual push button dual flush ceramic cream with matching plastic seat and lid, black plastic toilet brush and holder	Clean

Room 8: Bathroom Photos



10/03/2016
Linoleum



10/03/2016
Wall (tiled)



10/03/2016
Mirror



10/03/2016
Shower cubicle



10/03/2016
Shower



10/03/2016
Basin



10/03/2016
WC



10/03/2016
Shower

Room 9: Bedroom	Descriptio	Conditio
Door		
108 Door	4 panel pine door, varnished with chrome effect lever handle	
Flooring		
109 Carpet	Light coffee coloured medium pile carpet	Pressure marks from previous furniture, light traffic wear
Walls		
110 Wall	Warm cream painted walls	
Windows		
111 Window	2 single panel either side of mullion UPVC double glazed white units with white lockable handles no keys	
112 Curtain rail	Brushed steel effect pole with 1 finial to left	Brackets are loose, LANLORD to sort
113 Blind	White roller blind , white plastic ball chain to RHS all working	
Ceiling		
114 Ceiling	Warm cream painted chip paper, hook in ceiling close to rear wall	
Lighting		
115 Ceiling lighting	Arc bar track with 4 spots only 1 bulb working	
116 Wall lighting	Single white plastic copper feet plate, light switch to right of door	
Heating		
117 Heating	Large single panel radiator painted CREAM, single finned, with thermostat valve to the RHS and standard valve NO cap to the RHS	
118 Heater	Ornate , tiled backed floral fireplace in deep red and white floral tile, cast surround with etching, burnt back	
Sockets		
119 Telephone jack point	To rear wall in white plastic To RHS in white plastic	
120 Socket outlet	Rear, double white plastic switched socket, double white plastic switched socket	
	RHS, double white plastic switched socket	

Room 9: Bedroom Photos



10/03/2016
Carpet



10/03/2016
Carpet



10/03/2016
Curtain rail



10/03/2016
Ceiling lighting



10/03/2016
Heater

Room 10: Bedroom 2		Description	Conditio
Door			
121	Door	4 panel pine door, varnished with chrome effect lever handle, brass effect 4 hooks to centre of inside door	
Flooring			
122	Carpet	Light coffee coloured medium pile carpet	Slight traffic wear with pressure marks from previous tenant, slight rust to left pipe
Walls			
123	Wall	Warm cream painted walls	
Windows			
124	Window	White painted wood double glazed, brass effect lockable lever handle no key to top	Blown top panel
125	Blind	15 vertical panel cream paper blind with cord and chain to left hand side, fully working	Poor to operate, may not last Tenancy
126	Curtain rail	Brushed aluminium pole with twisted finials , extending pole two brackets	Brackets are loose, landlord to sort
Ceiling			
127	Ceiling	Warm cream painted ceiling	
Lighting			
128	Ceiling lighting	Arc bar 4 spot light fitting , glass diffusers, all spots working	
129	Wall lighting	2 white box, up lighters on front wall with triple switch in centre	
Heating			
130	Heating	Large single panel radiator painted CREAM, single finned, with thermostat valve to the LHS and standard valve NO cap to the RHS	
Sockets			
131	Socket outlet	Left, Double white plastic switched socket, Double white plastic switched socket	
		RHS , Double white plastic switched socket, Double white plastic switched socket	
132	Telephone jack point	Left, single white plastic ,	
133	Satellite and / or TV socket	RHS, virgin media connector box	

Room 10: Bedroom 2 Photos



Carpet



Carpet



Window



Curtain rail



Carpet



Ceiling lighting



Wall lighting



Door

Room 11: Bedroom 3		Description	Conditio
Door			
134	Door	2 , 4 panel pine door, varnished with chrome effect lever handle	Split on hall door near catch
135	Door 2	Double, 2 panel pine doors, varnished with chrome effect arc handle, 2 hanging rails inside	Doors are stiff to open and rub on carpet
Flooring			
136	Carpet	Light coffee coloured medium pile carpet	Slight traffic wear with pressure marks from previous tenant,,slight stains
Walls			
137	Wall	Warm cream painted walls	
138	Hooks	RHS opposite window, 2 screws and some scuffs Rear, brass effect picture hook	
139	Boiler	Front. , finger prints Inside cream wood painted cupboard is IDEAL wall mounted Combi, boiler, 6 grey rubber buttons 1 white power switch, display is unlit, fused isolator to RHS,MABOVE CUPBOARD IS BLACK METAL TV bracket	
Windows			
140	Window	2 panel double glazed window with top opener white lockable lever handle to top no key, some blacking of sealant	
141	Blind	vertical panel blind with cord and chain to left hand side, missing panels	
142	Curtain rail	Silver extending bar sail with twisted finials	3 brackets all very loose advise repair or removal by landlord
Ceiling			
143	Ceiling	Arc bar ceiling mounted 4 spot in silver, with 3 diffusers 1 missing	Only 1 bulb working
144	Carbon Monoxide Alarm	On top of boiler cupboard	Tested for sound , but not operation
Lighting			
145	Wall lighting	single white plastic light switch left of hall door	
146	Ceiling lighting	White rose string and cord right of bathroom door	
Heating			
147	Heating	Large single panel radiator painted CREAM, single finned, with thermostat valve to the RHS and standard valve NO cap to the LHS	

Room 11: Bedroom 3 **Description** **Conditio**

Sockets

148 Socket outlet Rear, Double white plastic switched socket

RHS Double white plastic switched socket

Room 11: Bedroom 3 Photos



Door



Door 2



Carpet



Carpet



Carpet



Hooks

Room 11: Bedroom 3 Photos



10/03/2016

Boiler



10/03/2016

Window



10/03/2016

Curtain rail

Room 12: Garden Rear

	Descriptio	Conditio	
Door			
149	Door (external)	White PVC DOUBLE GLAZED DOOR with white lockable , obscure glass panel	
Flooring			
150	Drive way	60 Tarmac up to back door then concrete its moss	
151	Steps	Wooden decking steps to open area, bamboo partition covering steps, , ducking steps lead up to pebbled area , as you step over 4 sleepers	Bamboo fence needs attention
152	Misc	Pebbled area , leads to decked area , with dry stone walking artificial grass on stone riser to rear elevation	
Walls			
153	Fence	Green fencing with split large gee painted gate from pavement , brass padlock to RHS	
154	Bracket(s)	White metal grab handle to left of door Black metal hanging basket hook above and right if back door Aerial pole no aerial 662 black plaque	
155	Fence 2	Gas meter at end of elevation Planting from steps to archway , with garden lighting either side	
156	Fence 3	Want lap fencing to rear of pebbles and decked area, 2 green trellis against rear elevation	
Lighting			
157	Garden lighting	Silver security light above back door	
Furnishings			
158	Washing line	3 strung, house hook, fence and pole	

Room 12: Garden Rear Photos



Bracket(s)



Fence 2



Fence 3



Fence 3



Fence 3



Misc

Room 13: Garden

Front

Descriptio

Conditio

Door

159	Door (external)	White PVC DOUBLE GLAZED DOOR with white lockable lever handle and white effect letterbox with obscure glass square panel, white wireless doorbell to left post
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Flooring

160	Misc	Pavement from roadside to front, no actual garden Estate agent board to front elevation 663 numbered plaque left of front door
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