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Disclaimer

The inventory report (incorporating check in and check out reports as required) is prepared as an accurate unbiased assessment of the internal condition of the property and its contents as at the date of the report. It should not be used as a precise description of each and every piece of furniture and equipment, or as a structural survey. The clerks are not qualified surveyors or experts in antiques, materials or fabrics.

The inventory report is not a guarantee of the functioning and/or safety of any equipment. The clerks will test lights for working order, gas, electricity and electrical appliances are not tested.

The Fire and Safety Regulations regarding furniture, electrical, gas and other appliances are ultimately the responsibility of the instructing party and not Mulberry Inventories Ltd. The clerks will annotate product codes (where accessible) in the inventory along with Furniture and Furnishings (Fire) (Safety) Regulations (FFR) label as "FFR Labels seen". Where an appropriate FFR code has not been annotated in the inventory it does not necessarily mean the items do not comply with regulations, it means no appropriate label has been seen and the landlord must confirm the item complies with Fire and Safety Regulations.

Any, lofts, cellars, garages, sheds and rooms that are locked will not be detailed in the inventory unless specified under separate arrangement. The movement of furniture and appliances will not be undertaken by the clerk so some observations maybe restricted where an item is blocking full view.

If an inventory takes place while the previous tenant is still in situ and it is difficult to differentiate between the landlord's belongings and that of the tenant, then the report may contain inaccuracies which the clerk cannot be held responsible for.

It is the responsibility of the landlord and the tenant or their agents to agree amongst themselves the accuracy of the report. Where no comment is noted on condition, the item is in good condition and no further notes are needed for description.

Abbreviations

| | | | | | |
|--------------|-----------------|--------------|-----------------------------|------------|---------------------------|
| AN | Appears New | MCA | Marks Commensurate with Age | ODU | Old Defects Under |
| Bog | Burnt on grease | MCU | Marks Commensurate with Use | OR | Out of Reach |
| D | Dusty | MF | Manufacturers Finish | PC | Poor Condition |
| FS | Finger Soiled | M/LVL | Mid Level | RAD | Recessed Areas Dusty |
| FC | Fair Condition | NCE | Not Cleaned Externally | RFC | Required Further Cleaning |
| GC | Good Condition | NS | Not Seen | RHS | Right Hand Side |
| H/LVL | High Level | NI | Not Inspected | SC | Shrinkage Cracking |
| IU | In Use | NT | Not Tested | TBR | To Be Removed |
| LHS | Left Hand Side | NW | Not Working | WO | Working Order |
| L | Little | NV | No Value | OR | Out of Reach |

Sample Report

Tenant Guidance Notes

This inventory report has been prepared by Mulberry Inventories. The condition of the property at the start of the tenancy, as described in this report, will be compared with the condition of the property at the end of tenancy. Any further comments made to the inventory in the interim (e.g. if there has been redecoration or items of furniture added) will be taken into consideration. At the completion of the tenancy notes will be made on the condition of the property and its contents, including fair wear and tear. These notes will be covered in a Check Out report.

All items (e.g. furniture and appliances) should be returned to their original location (at start of tenancy) or placed back into the original room. Any items listed as NOT SEEN could result in a replacement cost or a charge being made to the tenant. Any unapproved items that have been left behind by tenants will incur a charge for removal.

At the time of the Check Out, all personal items (including consumable items) should have been removed and cleaning of the property completed. No further cleaning of the property is allowed whilst the check out report is being prepared. Tenants will be given a date and time for the check out and must provide access. Additional costs may be incurred if the clerk is not able to complete the report, is delayed by more than 20 minutes or is asked to return at another time. No further access will be allowed after this time since the inventory clerk must collect all sets of keys.

Cleaning

A thorough clean will be expected and the property must be presented in a similar standard as at Check In. A professional clean may be required by the agent/landlord (please refer to your tenancy agreement). Should the standard of cleaning not be satisfactory, a cost for further cleaning may be incurred and added to any other charges outside wear and tear on the Check Out report.

Flooring

Depending on the terms of the tenancy carpets should either be thoroughly vacuumed including edges and corners or professionally cleaned. Hard floors should be mopped with appropriate detergent. You will be charged for any flooring or carpets which are heavily stained, marked or burned.

Decorations

It is advisable to ask permission prior to putting nails, pins and other fixtures into walls and to avoid putting Blu-Tack or Sellotape on walls. Any damage in excess of fair wear and tear may incur costs at the end of the tenancy.

Soft furnishings

These items should be in a similar condition to the start of the tenancy. Any excessive discolouring, soiling, or damages will incur costs. Curtains discoloured due to smoke, staining, burn marks or tears will incur costs.

Kitchen

All items will be checked for soiling, chips, burns or marks. If damage has occurred outside of reasonable fair wear and tear, compensation or replacement costs could be incurred.

Smoke Alarms

Alarms have not been tested by the clerk and will be listed as such on the report. It is the occupants' responsibility to test alarms on a regular basis.

Gardens

If a gardener is not employed for the garden, you will be required to maintain the garden. If the standard is found to be untidy and not within season the agent/landlord may employ a gardener and charge you the appropriate fee.

Sample Report

Keys

All keys listed on an inventory should be handed back at the end of the tenancy. Should any keys be lost or not returned to the agent or inventory clerk the tenant may be charged for the replacement costs. Any extra keys cut should also be returned.

Inventory and Schedule of Condition

Entrance and Hallway



| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|--|----------------------------|
| Door, Architrave and Fixtures | | |
| 1. | Door frame painted black Reverse of door frame:- As stated Door painted black with 6 x recess panels Reverse of door:- Painted white | Very small mark above lock |
| Door Fixtures | | |
| 2. | 1 x BANHAM lock with chrome door pull 1 x BANHAM lock Reverse of door:- 1 x BANHAM mortis lock 1 x BANHAM lock | |
| Ceiling | | |
| 3. | Painted white Coving painted white | Clean Clean |
| Ceiling Mounted Fixtures | | |
| 4. | 2 x smoke alarms | W/O |

2 x speakers

8 x recessed spotlights with white metal surround WO

Walls

5. Painted off white LHS few very pale marks

Wall Mounted Fixtures

6. 1 x alarm sensor
 1 x doorbell chime
 2 x NUHEAT thermostat
 1 x 1st ACE alarm pad
 1 x white box
 1 x colourful abstract print with silver/ black frame

Switches and Sockets

7. 3 x triple light switches with chrome cover
 1 x single light switch with chrome cover
 1 x double light switch with chrome cover
 1 x isolator switch with chrome cover
 1 x BT socket with chrome cover
 2 x double sockets with chrome cover

Woodwork

8. Skirting beige marble Clean

Flooring

9. Beige marble tiled with beige grouting Clean
 Large brown textured mat at entrance Clean

Fitted Cupboard

10. Door frame dark stain natural wood
 Reverse of door frame:- As stated
 Door dark stain natural wood
 Reverse of door:- As stated
 Inside:-
 Walls painted white Minor scuff marks
 Floor beige marble tiled with beige grouting
 2 x NUHEAT underfloor heating control system boxes
 2 x isolator switches with white plastic cover

1 x chrome freestanding hanging rail

Furnishings

- 11. Light, dark grey fabric two-seater settee with black painted wooden legs
- 1 x beige natural wood table with brass legs
- 1 x pull out drawer with brass handle
- 1 x PANASONIC telephone handset on charger

Stairway to first floor dark stain natural wood

Scratch marks on stairway and landing



Left to Right
Room 1

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 12. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 13. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 14. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 15. | 8 x recessed spotlights with white metal surround | W/O |
| | 1 x smoke alarm | W/O |
| | 2 x speakers | |
| Walls | | |
| 16. | Painted dark beige | Clean and free of marks |

Wall Mounted Fixtures

17. 1 x NUHEAT thermostat
- 1 x SAMSUNG television
- 1 x alarm sensor
- 1 x OPUS touchscreen wall control

Window and Window Frames

18. **LHS window**
4 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- Reveal painted dark beige
- Sill painted white
- RHS window**
4 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- Reveal painted dark beige
- Sill painted white

Window Coverings

19. 2 x off white patterned roller blinds with metal beaded pull cord Clean

Switches and Sockets

20. 1 x single light switch with chrome cover
- 4 x double sockets with chrome cover
- 1 x BT socket with chrome cover
- 1 x television and BT socket with chrome cover

Woodwork

21. Skirting painted white Clean

Flooring

22. Fitted light grey short pile carpet Clean
- 1 x chrome threshold

Furnishings

23. 1 x PANASONIC telephone handset with charger
- 1 x SAMSUNG television remote control
- 2 x SKY remote control





| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 24. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 25. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 26. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 27. | 1 x hanging pendant | Bulb missing |
| | 10 x recessed spotlights with white metal surround | WO |
| | 1 x smoke alarm | W/O |
| | 2 x speakers | |
| Walls | | |
| 28. | 3 x walls painted beige | Clean and free of marks |

1 x wall painted dark beige Clean and free of marks

Wall Mounted Fixtures

- 29. 1 x alarm sensor
- 1 x NUHEAT thermostat
- 2 x uplighters with 1 x chrome arm, 1 x black fabric shade WO
- 1 x OPUS touchscreen wall control

Window and Window Frames

- 30. 3 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- 1 x key present
- Reveal painted beige
- Sill painted white

Window Coverings

- 31. 1 x off white patterned roller blind with metal beaded pull cord Clean

Switches and Sockets

- 32. Quadruple dimmer light switch with chrome cover
- 2 x single sockets with chrome cover
- 4 x double sockets with chrome cover
- 1 x BT and television socket with chrome cover

Woodwork

- 33. Skirting painted white Clean

Flooring

- 34. Fitted light grey short pile carpet Clean and free of marks



Living Room

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 35. | Door frame painted white Reverse of door frame:- As stated Double opening full length glass doors with dark stain natural wood frame Reverse of door:- As stated | |
| Door Fixtures | | |
| 36. | 2 x chrome lever handles on finger plate Reverse of door:- 2 x chrome lever handles on finger plate | |
| Ceiling | | |
| 37. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 38. | 1 x hanging pendant with energy efficient lightbulb 10 x recessed spotlights with white metal surround 5 x speakers 1 x smoke alarm | WO W/O |
| Walls | | |
| 39. | 2 x walls painted beige | Clean and free of marks |
| | 2 x walls beige, grey mottled wallpapered | Clean and free of marks |
| Wall Mounted Fixtures | | |

40. 2 x uplighters with 2 x chrome arms, 2 x brown fabric shades W/O
- 1 x alarm sensor
- 1 x NUHEAT thermostat
- 1 x SAMSUNG wall mounted television
- 1 x OPUS touchscreen wall control

Window and Window Frames

41. **Left to right Window 1**
- 2 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 1 x white handle
- Reveal wallpapered
- Sill painted white
- RHS window**
- 2 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 1 x white handle
- Reveal wallpapered
- Sill painted white
- Rear windows**
- 8 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 4 x white handles
- Reveal painted beige
- Sill painted white
- Doors opening to garden**
- Double opening uPVC double glazed doors with Georgian style grill Interior/ exterior clean
- 2 x white handles on finger plate with lock on both sides

Window Coverings

42. 2 x brown satin roman blinds with metal beaded pull cord Clean
- 1 x chrome curtain pole on 3 x brackets, 2 x matching finials, matching hooks
- 1 x pair full length brown satin lined curtains Clean

Switches and Sockets

43. 1 x quadruple dimmer light switch with chrome cover

- 1 x television socket with chrome cover
- 1 x television and BT socket with chrome cover
- 1 x fuse socket with chrome cover
- 2 x single sockets with chrome cover
- 5 x double sockets with chrome cover

Woodwork

44. Skirting painted white Clean
- 1 x air vent on skirting

Flooring

45. Fitted light grey short pile carpet Clean

Fireplace

46. Mantle cream stone surround
- Hearth cream stone
- 1 x GAZCO log burning effect heater with remote control



Furnishings

47. 1 x grey fabric three seater settee with 3 x base cushions, 3 x back cushions New, FFR label seen
- 2 x grey fabric single seater arm chairs with 1 x seat cushion, 1 x back cushion New, FFR label seen
- 1 x dark wood rectangular coffee table with chrome legs Good
- 2 x PIONEER remote controls
- 3 x SAMSUNG remote controls
- 1 x OPUS remote control
- 2 x 3D glasses

1 x YAMAHA upright piano in black with felt keyboard cover

1 x black leather seat

Good

1 x black speaker



Kitchen and Breakfast Room



| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|---|
| Door, Architrave and Fixtures | | |
| 48. | Door frame painted white Reverse of door frame:- As stated Double opening glass doors with dark wood frame Reverse of door:- As stated | |
| Door Fixtures | | |
| 49. | 2 x chrome lever handles on finger plate Reverse of door:- 2 x chrome lever handles on finger plate | |
| Ceiling | | |
| 50. | Painted white | Clean |
| | Coving painted white | Clean |
| Breakfast area | | |
| | 17 x uPVC double glazed skylights | Interior clean Minor marks on exterior |
| | 1 x smoke alarm | W/O |
| Ceiling Mounted Fixtures | | |
| 51. | 1 x hanging pendant with large white globe shade | WO |
| | 4 x speakers | |
| | 32 x recessed spotlights with white metal surround | W/O |
| | 5 x hanging pendants with clear glass shade | W/O |
| Walls | | |
| 52. | Painted beige | Few very small splash marks LHS of both windows in kitchen area |

Wall Mounted Fixtures

53. 2 x alarm sensors
- 3 x NUHEAT thermostats
- 1 x SAMSUNG television
- 1 x print of London town names with off white frame
- 1 x OPUS touchscreen wall control

Window and Window Frames

54. **Left to right**
- Breakfast area**
- 36 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 12 x white handles
- Reveal painted beige
- Sill painted white
- 10 x recessed light fittings on sill
- Doors opening to garden**
- 2 x uPVC double glazed doors with Georgian style grill Interior/ exterior clean
- 2 x white lever handles on finger plate with lock on both sides
- Rear window**
- 3 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- Reveal painted beige
- Sill painted white
- Window behind sink**
- 3 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- Reveal painted beige
- Sill white granite

Window Coverings

55. 9 x beige, silver cotton Roman blinds with metal beaded pull cord Clean

Switches and Sockets

56. 1 x double light switch with chrome cover

1 x quadruple light switch with chrome cover

1 x television BT socket with chrome cover

7 x double sockets with chrome cover

1 x chrome socket fascia

Woodwork

57. Skirting beige marble tiled Clean

Flooring

58. Beige marble tiled with dark grouting Clean

Fixtures and Fittings

59. **Units** All unit doors and shelves clean and free of dust

Off white gloss laminated unit doors

Upper units left to right

1 x single unit with 4 x shelves

1 x single unit with 2 x shelves

1 x single socket

1 x socket fascia

1 x single unit with 2 x shelves

1 x single socket

1 x socket fascia

1 x single unit with 2 x shelves

Inside appliance multi fuse socket

Lower units left to right

1 x single unit with 2 x shelves

1 x single unit with 3 x beige plastic pull out drawers

1 x single unit housing BRITA PROFESSIONAL water filter with 3 x replacement bottles

1 x fire extinguisher

1 x single unit with 1 x shelf

1 x single unit with 1 x shelf

1 x single unit housing 4 x grey plastic bins

1 x dishwasher fascia

1 x under sink unit housing QUOOKER scale control unit

Under sink unit casing marked

1 x IN SINK ERATOR food waste disposer unit

1 x single unit housing 2 x rotating shelves

Middle island units

Off white laminated unit doors

6 x pull out drawers

1 x single unit with 1 x shelf

1 x double unit with 1 x shelf

1 x single unit with 1 x shelf

1 x single unit with 1 x shelf

1 x single unit with 1 x shelf

Worktop

White granite Clean

Dark wood serving area with glass top on middle island Clean

Middle island worktop

Stainless steel with 1 x fitted extension unit Clean

Sink

1.1/2 bowl stainless steel sink Clean

1 x chrome mixer tap Clean

1 x chrome pull out spray tap Clean

1 x boiling water tap Clean

1 x food waste disposer Clean

1 x chrome waste with drain cover Clean

RHS units

Dark stain natural wood doors Clean, RHS low level small chip

Left to right

1 x single unit with 4 x shelves

1 x freezer fascia

1 x slim pull out unit with 6 x metal shelves

1 x fridge fascia

1 x bottle cooler

Appliances

60.

GAGGENAU oven

Left to right

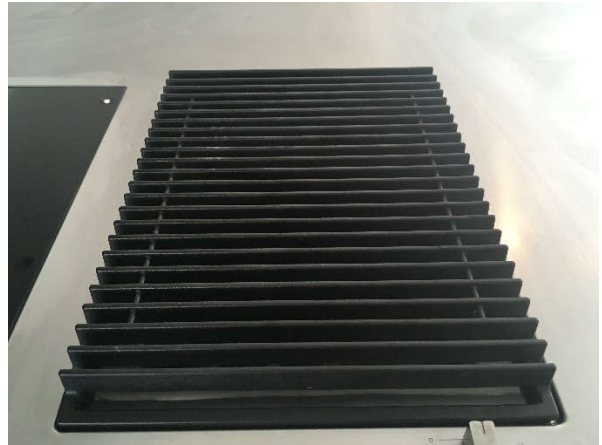
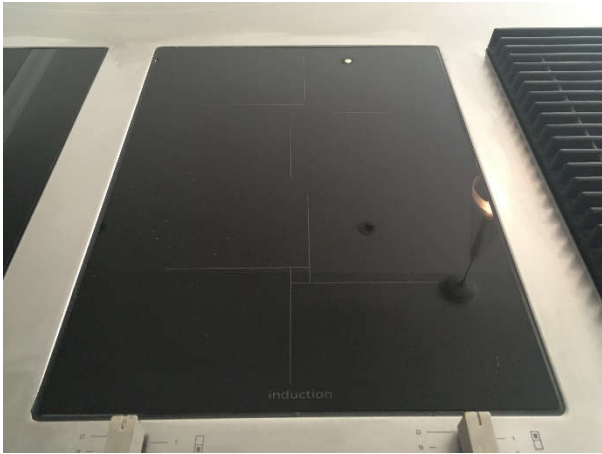
Glass oven door with 2 x dials, 1 x timer Clean

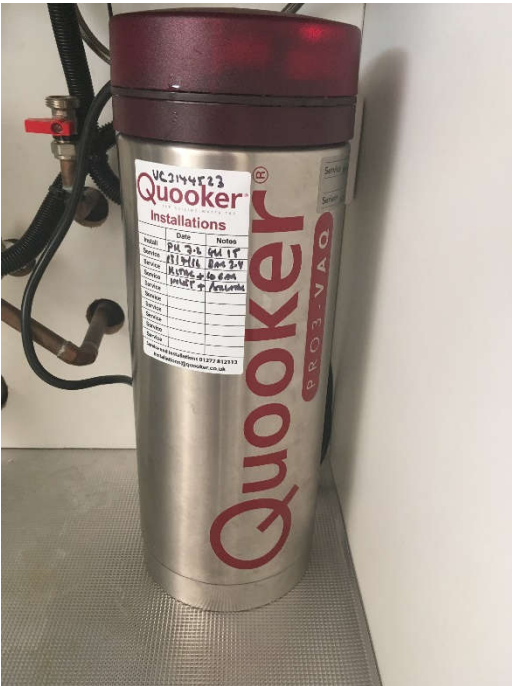
Inside:- 1 x wire shelf, 1 x grill pan Clean

| | |
|--|---|
| Middle glass oven door with 2 x dials, 1 x timer Inside:- 1 x wire shelf, 2 roasting pans | Clean |
| RHS glass oven door with 2 x dials, 1 x timer Inside:- 1 x wire shelf, 1 x grill pan | Clean Clean |
| 1 x pull out hot plate below each oven door | Clean |
| FALMEC cooker hood with remote control | Clean |
| Double ceramic hobs with 2 x dials | Clean |
| 1 x BBQ grill with 1 x dial | Clean |
| MIELE freezer 8 x pull out drawers | Seal/ drawers clean Several bags of food left in drawers Hairline crack on 1 x drawer |
| MIELE fridge 1 x wire bottle shelf | Seal/ shelves clean Several items of food/ drink left in fridge |
| 7 x glass shelves with metal frame | Clean |
| 2 x plastic pull out drawers | Clean |
| 5 x door shelves | Clean |
| Upper dairy shelf with plastic cover | Clean |
| 2 x butter dish | Clean |
| GAGGENAU bottle cooler Glass door with dark wood frame | Clean |
| Inside:- 10 x shelves | Clean |
| 13 x bottles mixture of wine and champagne | Filter clean |
| MIELE dishwasher Small chip H/LVL on fascia | Clean |
| 2 x crockery trays | Clean |
| 1 x cutlery holder | Clean |
| Furnishings | |
| 61. 1 x natural wood breakfast table | Pale scratch mark on surface |
| 6 x chairs:- 2 x black fabric chairs 2 x grey fabric chairs 2 x cream fabric chairs – few very pale marks on cream colour chair seats | |

1 x Devolo wifi adapter







Utility Room

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 62. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 63. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 64. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 65. | 5 x recessed spotlights | WO |
| | 1 x smoke alarm | WO |
| | 1 x extractor fan | W/O |
| Walls | | |
| 66. | Painted off white | Clean |
| Wall Mounted Fixtures | | |
| 67. | 1 x alarm sensor | |
| Window and Window Frames | | |

1 x slim unit with 2 x shelves

Worktop

White granite

Clean

Sink

Single bowl stainless steel sink

Clean

Chrome mixer tap

Clean

Chrome drain cover

Clean

Appliances

73. **MIELE HONEYCOMB CARE washing machine** Drawer and seal clean

1 x dial

6 x buttons

1 x timer

MIELE HONEYCOMB CARE drier

Filter clean

1 x dial

3 x buttons

Furnishings

74. **MIELE SOLUTION HEPA5281 vacuum cleaner**

1 x KARCHER steam cleaner

1 x carbon monoxide alarm

W/O





Cloakroom

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-----------------------------------|
| Door, Architrave and Fixtures | | |
| 75. | Door frame painted white Reverse of door frame:- As stated Door dark stain natural wood with 4 x recess panels Reverse of door:- As stated | |
| Door Fixtures | | |
| 76. | 1 x chrome lever handle on finger plate Reverse of door:- 1 x chrome lever handle on finger plate 1 x integral lock | |
| Ceiling | | |
| 77. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 78. | 2 x recessed spotlights with white metal surround | W/O |
| | 1 x extractor fan | W/O |
| Walls | | |
| 79. | Partly painted off white Partly brown mottled tiled with grey grouting | 1 x very small mark RHS of toilet |
| Wall Mounted Fixtures | | |

- 80. 1 x alcove above toilet with chrome frame
- 1 x chrome candle holder
- 1 x rectangular mirror with brown wooden frame

Switches and Sockets

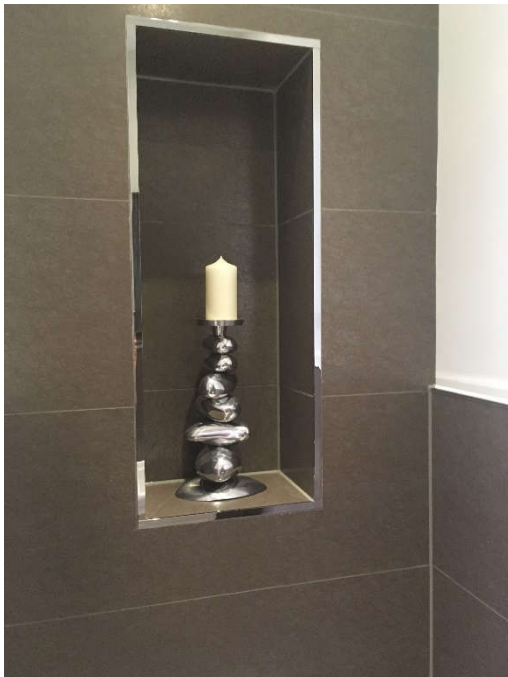
- 81. 1 x single light switch with chrome cover

Flooring

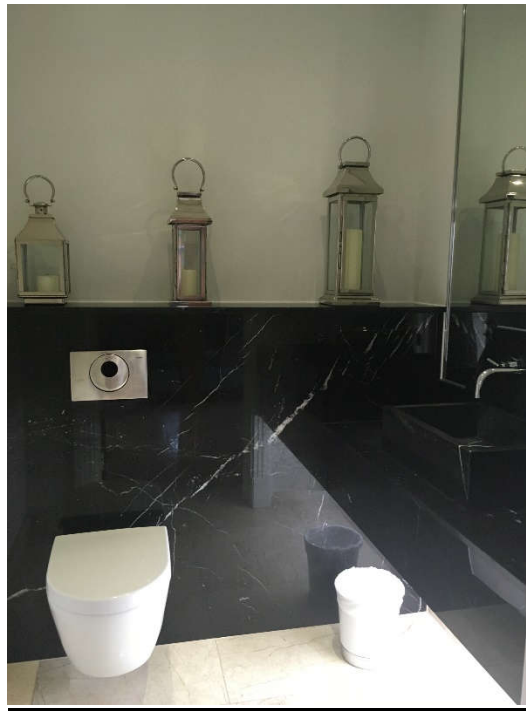
- 82. Beige marble tiled with beige grouting Clean

Fixtures and Fittings

- 83. **Toilet**
- White ceramic Villeroy Boch toilet with white seat and lid Bowl clean
- Concealed cistern with dual flush button Flush WO
- Wash hand basin**
- White ceramic basin on vanity unit Clean
- Chrome mixer tap Clean
- Chrome pop up plug Clean
- Vanity unit**
- Beige wood effect laminated unit door with metal bar handle Clean
- 1 x pull out drawer Clean



Cloakroom in Hallway



| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 84. | Door frame painted white Reverse of door frame:- As stated Door dark stain natural wood with 4 x recess panels Reverse of door:- As stated | |
| Door Fixtures | | |
| 85. | 1 x chrome lever handle on finger plate Reverse of door:- 1 x chrome lever handle on finger plate 1 x integral lock | |
| Ceiling | | |
| 86. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 87. | 2 x recessed spotlights with white metal surround | WO |
| | 1 x extractor fan | WO |
| Walls | | |
| 88. | Partly painted off white | Clean |
| | Partly black and white marble | Clean |
| Wall Mounted Fixtures | | |

89. 1 x large rectangular mirror with chrome frame

Heating

90. Skirting beige marble tiled

Flooring

91. Beige marble tiled with beige grouting Clean

Fixtures and Fittings

92. **Toilet**

White ceramic Villeroy Boch toilet with white seat and lid Bowl clean

Concealed cistern with Geberit sensor flush button Flush WO

Wash hand basin

Black marble basin on black marble worktop Clean

1 x strip light below worktop W/O

Chrome mixer tap Clean

2 x chrome dials Clean

1 x chrome pop up plug Pop up plug tarnished



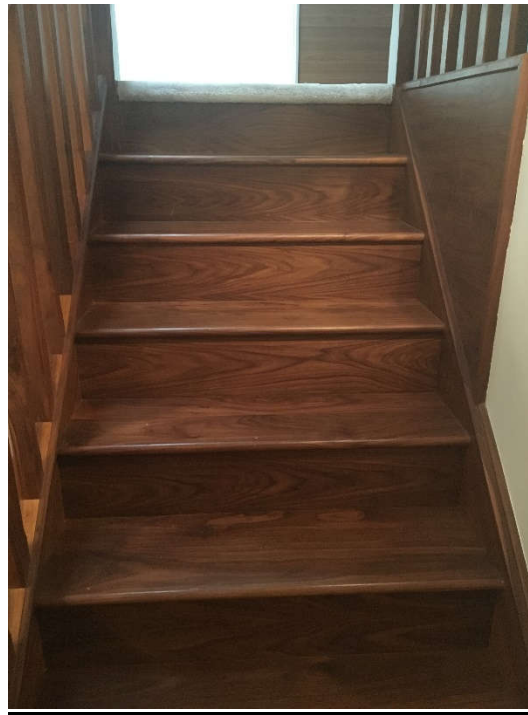
Furnishings

93. 1 x chrome effect freestanding toilet roll holder

1 x white metal bin

3 x assorted sizes glass and chrome effect candle holders

Stairway and Landing 1



| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|---------------------------------|---|-------------------------|
| Ceiling | | |
| 94. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 95. | 12 x recessed spotlights with white metal surround | WO |
| | 1 x smoke alarm | WO |
| | 1 x light fitting with 26 x glass balls hanging from chrome plate | WO |
| Walls | | |
| 96. | Painted off white | Clean and free of marks |
| Wall Mounted Fixtures | | |
| 97. | 1 x NUHEAT thermostat | |
| | 1 x alarm sensor | |
| | 1 x 1 st ACE alarm pad | |
| | 12 x square mirrors | |
| | 1 x OPUS touchscreen wall control | |
| | 1 x print with light/ dark grey frame – see photo | |



Window and Window Frames

98. 4 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- Reveal painted off white
- Sill painted white

Window Coverings

99. 1 x white patterned roller blind with metal beaded pull cord Clean

Switches and Sockets

100. 2 x single light switches with chrome cover
- 1 x quadruple light switch with chrome cover
- 2 x double sockets with chrome cover

Woodwork

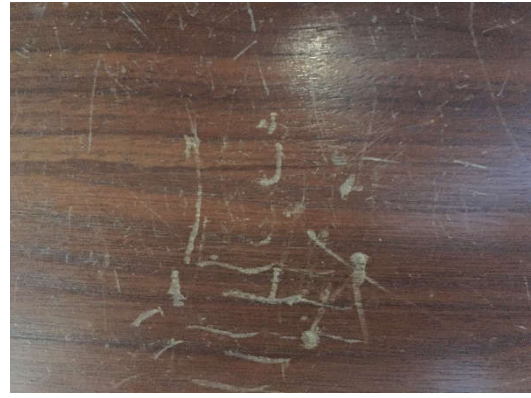
101. **Skirting**
Stairway – dark stained natural wood Clean
- Landing – painted white
- Handrail**
Dark stained natural wood
- Balusters**
Dark stained natural wood

Flooring

102. **Stairway**
Dark stained natural wood
- Landing**
Fitted light grey short pile carpet – clean

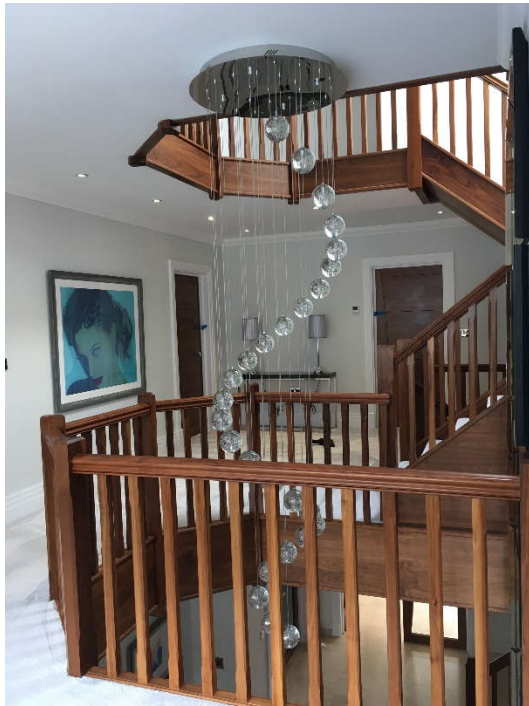
Clean, numerous small scratch marks





Furnishings

- 103. 1 x dark grey fabric two seater settee New
- 1 x grey/ beige laminated table with chrome legs Good
- 2 x table lamps with chrome/ glass floral base, light grey satin shades W/O



Rooms left to right
Bedroom 1



| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 104. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 105. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 106. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 107. | 11 x recessed spotlights with white metal surround | WO |
| | 1 x hanging pendant | Bulb missing |
| | 2 x speakers | |
| | 1 x smoke alarm | WO |
| Walls | | |
| 108. | Painted dark blue | Clean and free of marks |
| Wall Mounted Fixtures | | |

- 109. 1 x NUHEAT thermostat
- 1 x alarm sensor
- 1 x OPUS touchscreen wall control
- 2 x TV cables coming through wall RHS of window



Window and Window Frames

- 110. **Left to right**
- Window 1**
- 2 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- Reveal painted dark blue
- Sill painted white
- 2 x keys present
- Window 2**
- 2 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- Reveal painted dark blue
- Sill painted white
- 2 x keys present 1 x key bent
- Window 3**
- 2 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- Reveal painted dark blue
- Sill painted white
- 1 x key present

Window Coverings

111. 3 x off white patterned roller blinds with metal beaded pull cord Clean

Switches and Sockets

112. 2 x double light switches with chrome cover
- 1 x single socket with chrome cover
- 4 x double sockets with chrome cover
- 1 x isolator switch with chrome cover
- 1 x television and BT socket with chrome cover
- 1 x television socket

Woodwork

113. Skirting painted white Clean

Flooring

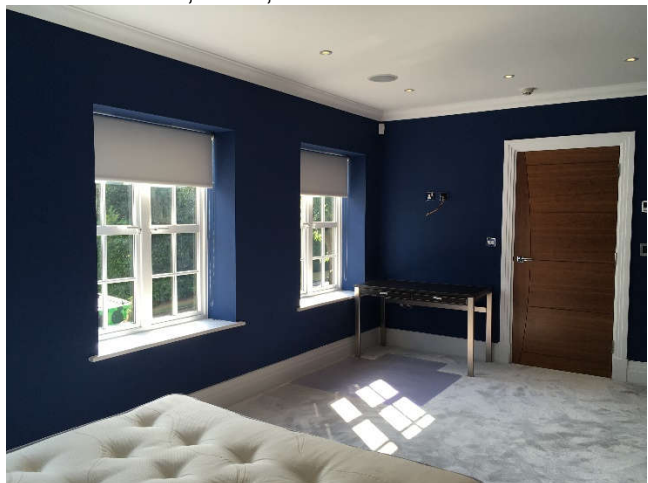
114. Fitted light grey short pile carpet Clean
- 1 x chrome threshold

Fitted Wardrobe

115. Beige natural wood unit doors with metal bar handles All unit doors, shelves clean and free of dust
- RHS double opening doors
- Inside:- 2 x shelves, 4 x chrome hanging rails
- RHS double opening doors
- Inside:- 1 x shelf, 1 x chrome hanging rail, 2 x pull out drawers with black leather handles

Furnishings

116. 1 x double divan bed with dark grey fabric base FFR label seen, clean
- Dark grey fabric multibuttoned headboard Clean
- 1 x SIMMONS cream colour patterned double mattress FFR label seen, clean, no marks
- 1 x table with dark brown leather surface, 4 x brushed chrome legs, 2 x pull out drawers with small metal handles





| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 117. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 118. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| | 1 x integral lock | |
| Ceiling | | |
| 119. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 120. | 1 x extractor fan | WO |
| | 4 x recessed spotlights with white metal surround | WO |
| Walls | | |
| 121. | Beige marble tiled with beige grouting | Clean |
| Wall Mounted Fixtures | | |
| 122. | 1 x shavers only socket with chrome cover | |

- 1 x large rectangular mirror
- 1 x chrome heated towel rack with associated cable connected to fuse socket
- 1 x extractor fan sensor

Flooring

123. Dark brown wood effect tiled with grey grouting Clean
- 1 x chrome threshold

Fixtures and Fittings

124. **Toilet**
White ceramic Villeroy Boch toilet with white seat and lid Bowl clean
- Concealed cistern with Geberit dual chrome flush button Flush W/O
- Wash hand basin**
White ceramic rectangular basin on vanity unit Clean
- Chrome mixer tap Clean
- Chrome pop up plug Clean
- Vanity unit**
Dark wood unit with white pull out drawer Clean
- Shower cubicle**
Clear glass sliding shower door with small chrome handle on both sides Clean
- Clear glass side panel Clean
- Inside:-
2 x walls beige marble tiled with beige grouting Clean
- 1 x wall dark brown wood effect tiled with dark grouting Clean
- 1 x alcove area with chrome frame Clean
- Inside:- 1 x recess spotlight with white metal surround W/O
- 1 x VADO chrome shower dial Clean
- 1 x fixed chrome shower head Clean
- 1 x chrome shower head, hose and riser Clean
- Floor dark brown wood effect tiled with dark grouting Clean
- 1 x chrome drain cover Clean

Furnishings

125. 1 x beige stone basket

1 x freestanding bathroom mirror with chrome base and frame

1 x plastic shower screen cleaner



Bedroom 2

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|--------------------------------------|
| Door, Architrave and Fixtures | | |
| 126. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 127. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | Very small scratch mark above handle |
| Ceiling | | |
| 128. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 129. | 9 x recessed spotlights with white metal surround | WO |
| | 2 x speakers | |
| | 1 x smoke alarm | WO |
| | 1 x hanging pendant with very large black thread circular shade | WO |

| Walls | | |
|---------------------------------|--|--|
| 130. | 3 x walls painted beige | Clean |
| | 1 x wall beige mottled wallpapered | Clean and free of marks |
| Wall Mounted Fixtures | | |
| 131. | 2 x NUHEAT thermostats | |
| | 1 x OPUS touchscreen wall control | |
| Window and Window Frames | | |
| 132. | 1 x H/LVL circular uPVC double glazed fixed window | Clean |
| | LHS window 2 x uPVC double glazed windows with Georgian style grill | Interior/ exterior clean |
| | 2 x white handles | |
| | Reveal beige wallpapered | |
| | Sill painted white | |
| | RHS window 2 x uPVC double glazed windows with Georgian style grill | Interior/ exterior clean |
| | 2 x white handles | |
| | Reveal beige wallpapered | |
| | Sill painted white | |
| Window Coverings | | |
| 133. | 2 x white patterned roller blinds with metal beaded pull cords | Clean |
| Switches and Sockets | | |
| 134. | 2 x double light switches with chrome cover | |
| | 1 x isolator switch with chrome cover | |
| | 1 x television and BT socket with chrome cover | |
| | 3 x double sockets with chrome cover | |
| Woodwork | | |
| 135. | Skirting painted white | Clean |
| Flooring | | |
| 136. | Fitted light grey short pile carpet | Clean and free of marks |
| Fitted Wardrobe | | |
| 137. | Beige natural wood unit doors with metal bar handles | All unit doors, shelves clean and free of dust |
| | Left to right 1 x single unit Inside:- 1 x shelf, 1 x chrome hanging rail | |

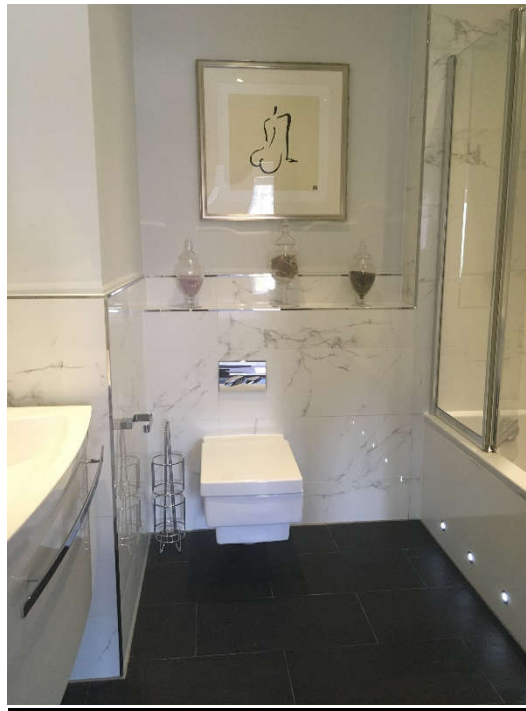
1 x single unit
 Inside:- 2 x chrome hanging rails

1 x double unit
 Inside:- 1 x chrome hanging rail, 2 pull out drawers
 with leather handles

Furnishings

| | | |
|------|--|---------------------------------|
| 138. | 1 x double divan bed with beige velvet base | FFR label seen |
| | Beige velvet multibuttoned head and foot board | FFR label seen, clean, no marks |
| | 1 x cream colour fabric John Lewis double mattress | FFR label seen, clean, no marks |
| | 1 x mirror chest of drawers with 5 x pull out drawers with clear plastic handles | Good |
| | 1 x large mirror with silver frame | Good |





| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|--|--------------------------------------|
| Door, Architrave and Fixtures | | |
| 139. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | Small scratch mark above door handle |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 140. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- 1 x chrome lever handle on finger plate | |
| | 1 x integral lock | |
| Ceiling | | |
| 141. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 142. | 6 x recessed spotlights with white metal surround | W/O |
| | 1 x extractor fan | W/O |
| | 1 x speaker | |
| Walls | | |

143. Partly painted white, partly white/ grey marble effect tiled with white grouting

Wall Mounted Fixtures

144. 1 x extractor fan sensor
 1 x print with
 1 x shavers only socket
 1 x print with silver frame – see photo
 1 x illuminated mirror
 1 x chrome heated towel rack



Flooring

145. Large black tiled with grey grouting Grouting discoloured in middle, clean

Fixtures and Fittings

146. **Toilet**
 White ceramic Villeroy Boch toilet with white seat and lid

Concealed cistern with Geberit dual chrome flush button

Wash hand basin

White acrylic basin on vanity unit

Chrome mixer tap

Chrome pop up plug

Vanity unit

White laminated unit door with metal bar handle

Bath

White acrylic bath

White acrylic side panel with 5 x low level recessed lights/ metal surround

1,1/2 clear glass shower screen

2 x chrome dials on chrome plate Lower dial slightly tarnished

1 x fixed chrome shower head

1 x mixer tap

Chrome pop up plug

Furnishings

147. 1 x white metal/ chrome bin
 1 x freestanding chrome effect toilet roll holder

3 x glass jars with lid containing:- lavender seeds, bath salt, bars of soap



Bedroom 3

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 148. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 149. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 150. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 151. | 8 x recessed spotlights with white metal surround | WO |
| | 1 x hanging pendant with grey satin shade and 3-tier clear glass droplets | WO |
| | 2 x speakers | |
| | 1 x smoke alarm | WO |
| Walls | | |
| 152. | Beige mottled wallpapered | Clean |
| Wall Mounted Fixtures | | |

153. 2 x NUHEAT thermostats
 1 x SAMSUNG television
 1 x alarm sensor
 1 x OPUS touchscreen wall control

Window and Window Frames

154. **Side window**
 2 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
 Outer glazing frosted glass
 1 x white handle
 1 x key present
 Reveal beige mottled wallpapered
 Sill painted white
- Rear windows**
 4 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
 2 x white handle
 1 x key present
 Reveal beige mottled wallpapered
 Sill painted white

Window Coverings

155. 2 x off white patterned roller blinds with metal beaded pull cord Clean

Switches and Sockets

156. 2 x double light switches with chrome cover
 1 x isolator switch with chrome cover
 4 x double sockets with chrome cover
 1 x television and BT socket with chrome cover

Woodwork

157. Skirting painted white Clean

Flooring

158. Fitted light grey short pile carpet Minor indentation marks RHS
 1 x chrome threshold

Fitted Wardrobe

159. Beige natural wood doors with chrome bar handles All unit doors, shelves clean and free of dust

Left to right

- 1 x double unit with 5 x shelves

1 x double unit with 1 x shelf, 1 x chrome hanging rail

2 x pull out drawers with black leather handle

1 x double unit with 1 x shelf, 2 x chrome hanging rails





| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 160. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 161. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| | 1 x integral lock | |
| Ceiling | | |
| 162. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 163. | 6 x recessed spotlights with white metal surround | |
| | 1 x extractor fan | WO |
| Walls | | |
| 164. | Partly painted off white | |
| | Partly black stone tiled with grey grouting | Clean |

Wall Mounted Fixtures

165. 1 x small white box
- 1 x shavers only socket with chrome cover
- 1 x chrome heated towel rack with associated cable connected to fuse socket
- 1 x chrome toilet roll holder
- 1 x illuminated rectangular mirror with shelf

Flooring

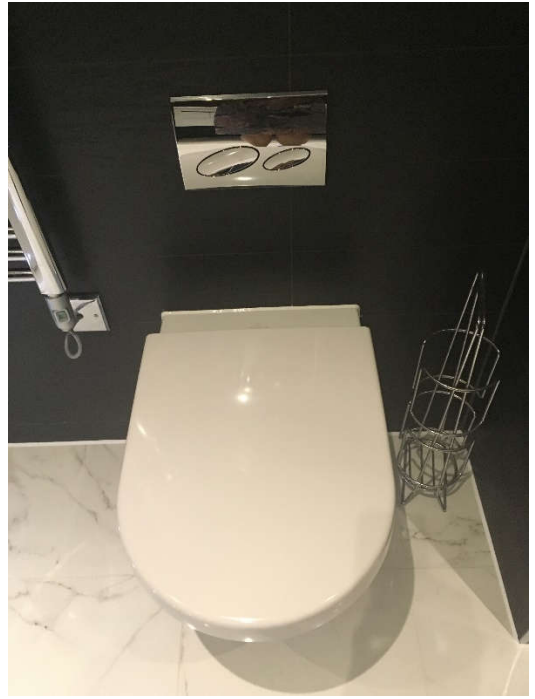
166. White, grey marble tiled with white grouting Clean

Fixtures and Fittings

167. **Toilet**
- White ceramic Villeroy Boch toilet with white seat and lid Bowl clean
- Concealed cistern with chrome dual flush button Flush WO
- Wash hand basin**
- White acrylic basin on vanity unit Clean
- Chrome mixer tap Clean
- Chrome pop up plug Clean
- Vanity unit**
- White laminated unit door with metal bar handle Clean
- 1 x pull out drawer Clean
- Bath**
- White acrylic bath Clean
- White acrylic side panel with 5 x L/LVL recessed spotlights with metal surround Side panel clean, lights W/O
- 1,1/2 clear glass shower screen with aluminium frame Clean
- 1 x chrome mixer tap Clean
- Chrome pop up plug Clean
- 1 x chrome shower head and hose Clean
- 1 x wall mounted shower dial on chrome plate Clean
- 1 x fixed chrome shower head Clean

Furnishings

168. 1 x chrome freestanding toilet roll holder
- 1 x white/ green plastic shower screen cleaner

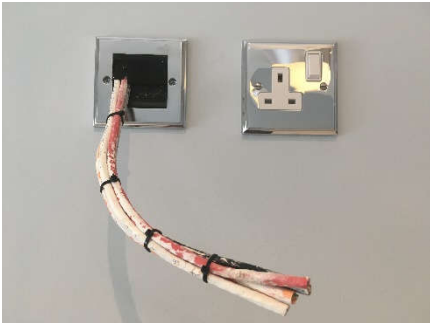


Bedroom 4

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 169. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 170. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 171. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 172. | 9 x recessed spotlights with white metal surround | WO |
| | 1 x smoke alarm | WO |
| | 2 x speakers | |
| | 1 x hanging pendant with silver satin fabric shade | WO |
| Walls | | |
| 173. | Painted greyish blue | Clean and free of marks |

Wall Mounted Fixtures

- 174. 1 x alarm sensor
- 2 x NUHEAT thermostats
- 1 x OPUS touchscreen wall control
- 1 x print with black frame – see photo
- 4 x television cables coming through wall – see photo



Window and Window Frames

- 175. 3 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- 2 x white handles
- 2 x keys present
- Reveal painted greyish blue
- Sill painted white

Window Coverings

- 176. 1 x off white patterned roller blinds with metal beaded pull cord Clean
- 1 x grey/ off white striped Roman blind with off white pompoms on edge, with metal beaded pull cord Clean
- 2 x clear plastic cleats

Switches and Sockets

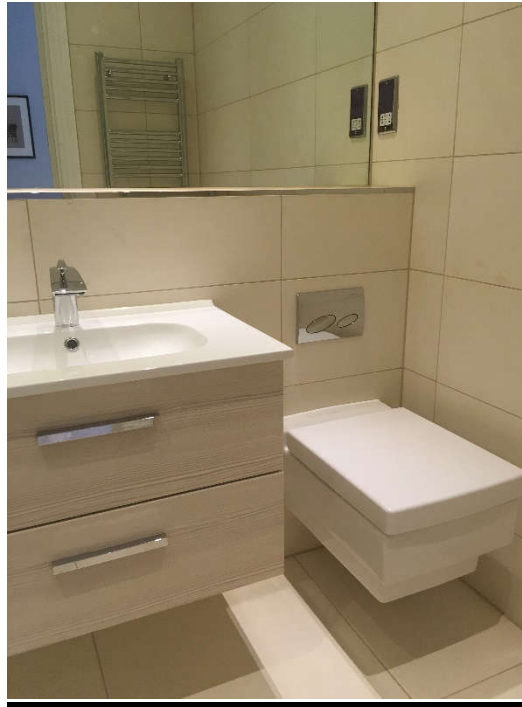
- 177. 1 x single light switch with chrome cover
- 2 x double light switches with chrome cover
- 1 x isolator switch with chrome cover
- 4 x double sockets with chrome cover
- 1 x television and BT socket with chrome cover

Woodwork

- 178. Skirting painted white Clean

Flooring

| | | |
|------------------------|--|--|
| 179. | Fitted light grey short pile carpet | Clean |
| Fitted Cupboard | | |
| 180. | <p>Door frame painted white</p> <p>Reverse of door frame:- As stated</p> <p>Door dark stain natural wood with 4 x recess panels</p> <p>Reverse of door:- As stated</p> <p>1 x chrome lever handle on finger plate</p> <p>Reverse of door:- 1 x chrome lever handle on finger plate</p> <p>Ceiling painted white</p> <p>Walls painted off white</p> <p>Skirting painted white</p> <p>Floor fitted light grey short pile carpet</p> <p>1 x slatted shelf</p> <p>1 x chrome hanging rail</p> <p>2 x NUHEAT underfloor heating control system boxes</p> <p>1 x isolator switch with white plastic cover</p> <p>1 x fuse socket with white plastic cover</p> <p>2 x TIMEGUARD timers</p> <p>1 x NUHEAT air vent</p> | <p>M/LVL small dent caused by door handle</p> <p>Clean</p> <p>LHS M/LVL 0.5m long pale mark 2 x small spots</p> <p>Clean</p> |



| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 181. | Door frame painted white Reverse of door frame:- As stated Door dark stain natural wood with 4 x recess panels Reverse of door:- As stated | |
| Door Fixtures | | |
| 182. | 1 x chrome lever handle on finger plate Reverse of door:- 1 x chrome lever handle on finger plate 1 x integral lock | |
| Ceiling | | |
| 183. | Painted off white | Clean |
| Ceiling Mounted Fixtures | | |
| 184. | 4 x recessed spotlights with white metal surround | WO |
| | 1 x extractor fan | WO |
| Walls | | |
| 185. | Beige marble effect tiled with beige grouting | Clean |
| Wall Mounted Fixtures | | |
| 186. | 1 x chrome heated towel rack | |

| | |
|--|----|
| 1 x shavers only socket with chrome cover | |
| 1 x extractor fan sensor | |
| 1 x large rectangular mirror | |
| 2 x recessed spotlights with white metal surround above mirror | WO |

Flooring

| | | |
|------|---------------------------------------|-------|
| 187. | Large beige tiled with beige grouting | Clean |
|------|---------------------------------------|-------|

Fixtures and Fittings

| | | |
|------|---|------------|
| 188. | Toilet | |
| | White ceramic Villeroy Boch toilet with white seat and lid | Bowl clean |
| | Concealed Geberit cistern with dual chrome flush button | Flush W/O |
| | Wash hand basin | |
| | White acrylic basin on vanity unit | Clean |
| | Chrome mixer tap | Clean |
| | Chrome pop up plug | Clean |
| | Vanity unit | |
| | Beige wood effect laminated unit doors with chrome bar handle | Clean |
| | 2 x pull out drawers | Clean |
| | Walk in shower | |
| | Clear glass side panel with aluminium frame | Clean |
| | Walls beige marble effect tiled with beige grouting | Clean |
| | Beige marble and stone tiled vertical line | Clean |
| | 1 x alcove area with chrome frame | Clean |
| | Inside:- 1 x recessed spotlight with white metal surround | W/O |
| | 1 x wall mounted chrome large shower head | Clean |
| | 1 x chrome shower dial on chrome plate | Clean |
| | 1 x wall mounted chrome shower head, hose and riser | Clean |
| | Floor large beige tiled with beige grouting | Clean |
| | 1 x chrome drain cover | Clean |



Bedroom 5 - Master Bedroom Entrance



| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|---------------------------------|--|-------------------------|
| Ceiling | | |
| 189. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 190. | 8 x recessed spotlights with white metal surround | 1 x not working |
| | 1 x smoke alarm | WO |
| Walls | | |
| 191. | Painted beige | Clean |
| Wall Mounted Fixtures | | |
| 192. | 2 x NUHEAT thermostats | |
| | 1 x alarm sensor | |
| | 1 x OPUS touchscreen wall control | |
| Window and Window Frames | | |
| 193. | 2 x uPVC double glazed windows with Georgian style grill | |
| | Outer glazing frosted glass | |
| | 2 x white handles | |
| | 2 x keys present | |
| | Reveal painted beige | |

Sill painted white

LHS minor marks

Window Coverings

194. 1 x white patterned roller blind with metal beaded pull cord

Switches and Sockets

195. 1 x single light switch with chrome cover
- 1 x double light switch with chrome cover
- 1 x double socket with chrome cover
- 1 x isolator switch with chrome cover

Woodwork

196. Skirting painted white

Clean

Flooring

197. Fitted light grey short pile carpet

2 x light brown marks 1.5m from window

**Fitted Cupboards**

198. **Left to right**
- Beige natural wood unit doors with metal bar handles
- 1 x single unit with 2 x chrome hanging rails
- 1 x corner unit with 5 x shelves
- 1 x single unit with 1 x shelf, 1 x chrome hanging rail, 2 x pull out drawers with black leather handles
- 1 x single unit with 1 x shelf, 1 x chrome hanging rail, 2 x pull out drawers with black leather handles
- 1 x corner unit with 5 x shelves
- 1 x single unit with 1 x shelf, 2 x chrome hanging rails
- 1 x double unit with mirror doors, inside 1 x shelf, 1 x chrome hanging rail, 2 x pull out drawers with black leather handles
- 1 x single unit with mirror door, inside 1 x shelf, 1 x chrome hanging rail



Bedroom 5 - Master Bedroom **Rear**



| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|---------------------------------|--|--------------------------|
| Ceiling | | |
| 199. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 200. | 1 x hanging pendant | Bulb missing |
| | 12 x recessed spotlights with white metal surround | WO |
| | 2 x speakers | |
| Walls | | |
| 201. | 3 x walls painted beige | Clean |
| | 1 x wall brown, silver, white floral wallpapered | Clean |
| Wall Mounted Fixtures | | |
| 202. | 1 x SAMSUNG television | |
| | 1 x panic alarm button | |
| | 1 x key present | |
| Window and Window Frames | | |
| 203. | 4 x uPVC double glazed windows with Georgian style grill | Interior/ exterior clean |
| | 2 x white handles | |
| | 1 x key present | |
| | Reveal painted beige | |

Sill painted white

Window Coverings

204. 1 x off white patterned roller blind with metal beaded pull cord Clean

Switches and Sockets

205. 1 x triple light switch with chrome cover
- 1 x double light switch with chrome cover
- 1 x single dimmer light switch with chrome cover
- 1 x television and BT socket with chrome cover
- 4 x double sockets with chrome cover

Woodwork

206. Skirting painted white Clean

Flooring

207. Fitted light grey short pile carpet Clean

Furnishings

208. 2 x freestanding rectangular mirrors with mirror frame Good
- 2 x SAMSUNG remote controls
- 1 x OPUS remote control





| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 209. | Door frame painted white Reverse of door frame:- As stated Door dark stain natural wood with 4 x recess panels Reverse of door:- As stated | |
| Door Fixtures | | |
| 210. | 1 x chrome lever handle on finger plate Reverse of door:- 1 x chrome lever handle on finger plate 1 x integral lock | |
| Ceiling | | |
| 211. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 212. | 8 x recessed spotlights with white metal surround 1 x speaker 1 x extractor fan | WO W/O |
| Walls | | |
| 213. | Dark grey, beige marble effect tiled with grey grouting | Clean |

Wall Mounted Fixtures

214. 1 x small white box
- 1 x shavers only socket with chrome cover
- 2 x rectangular illuminated mirror
- 1 x chrome heated towel rack

Window and Window Frames

215. 2 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean
- Outer glazing frosted glass
- 2 x white handles
- 2 x keys present
- Reveal tiled 1 x cracked tile RHS on reveal
- Sill tiled 2 x cracked tiles LHS on sill
1 x cracked tile RHS

Flooring

216. Cream coloured textured large tiled with cream colour grouting Grouting discoloured in places

Fixtures and Fittings

217. **Toilet**
- White ceramic Villeroy Boch toilet with white seat and lid Bowl clean
- Concealed Geberit cistern with dual chrome flush button Flush W/O
- Wash hand basin**
- 2 x egg shape basins on vanity unit Clean
- 2 x chrome mixer taps Clean
- 2 x chrome dials Clean
- 2 x pop up plugs Clean
- Vanity unit**
- Dark wood units with silver plastic handles Clean
- LHS double opening doors
Inside:- 1 x shelf Clean
- RHS double opening doors
Inside:- 1 x shelf Clean
- 1 x dark wood laminated unit with 2 x doors with silver plastic handles
Inside:- 5 x shelves Clean
- Bath**
- Clean

| | |
|---|-------|
| Off white Victoria and Albert egg shape freestanding bath | Clean |
| Freestanding chrome mixer tap with chrome shower head and hose | Clean |
| Chrome pop up plug | Clean |
| Shower cubicle | Clean |
| Clear glass shower door with small chrome handle on both sides | Clean |
| Ceiling painted white | W/O |
| 1 x recessed spotlights with white metal surround | Clean |
| 1 x large circular chrome shower head | Clean |
| Walls dark grey and beige tiled with grey grouting | W/O |
| 2 x alcoves with chrome frame | W/O |
| Inside:- 1 x recessed spotlight with white metal surround in each | Clean |
| RHS 3 x fixed shower heads with chrome surround | Clean |
| 3 x shower dials on chrome plate | Clean |
| 1 x wall mounted chrome shower head, hose and riser | Clean |
| Floor cream colour textured large tiled with cream grouting | Clean |
| 1 x chrome drain cover | Clean |

Furnishings

218. 1 x chrome freestanding toilet roll holder
- 4 x glass jars with lid
Inside:- bars of soap, pumice stones, lavender seeds and sea sponge
- 1 x glass jar with lid
- 1 x white, green plastic shower screen cleaner





Stairway and Landing 2

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|-------------------|---------------------------|-------------------------|
|-------------------|---------------------------|-------------------------|

| | | |
|----------------|--|--|
| Ceiling | | |
|----------------|--|--|

| | | |
|------|----------------------|-------|
| 219. | Painted white | Clean |
| | Coving painted white | Clean |

| | | |
|---------------------------------|--|--|
| Ceiling Mounted Fixtures | | |
|---------------------------------|--|--|

| | | |
|------|--|-------|
| 220. | 7 x recessed spotlights with white metal surrounds | WO |
| | 1 x skylight with 4 x uPVC double glazed panels | Clean |
| | 1 x smoke alarm | WO |

| | | |
|--------------|--|--|
| Walls | | |
|--------------|--|--|

| | | |
|------|-------------------|-------|
| 221. | Painted off white | Clean |
|------|-------------------|-------|

| | | |
|------------------------------|--|--|
| Wall Mounted Fixtures | | |
|------------------------------|--|--|

| | | |
|------|---|----|
| 222. | 1 x HORSTMANN thermostat | |
| | 2 x wall mounted light fittings with black fabric shade | WO |
| | 'British Formula 1 Legends' picture framed – see photo | |
| | 1 x OPUS touchscreen wall control | |



Heating

223. 1 x single radiator with 1 x valve, 1 thermostat

Switches and Sockets

224. 1 x single light switch with chrome cover

1 x triple light switch with chrome cover

2 x double sockets with chrome cover

Woodwork

225.

Skirting

Landing painted white

Clean

Stairway dark stained natural wood

Clean

Bannisters

Dark stained natural wood

Handrail

Dark stained natural wood

Flooring

226. Fitted pale grey short pile carpet

Clean and free of marks



Left to Right
Room 1

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|--|---|
| Door, Architrave and Fixtures | | |
| 227. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 228. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 229. | Painted white | Clean Very pale yellow patch LHS at entrance |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 230. | 6 x recessed spotlights with white metal surround | WO |
| | 1 x smoke alarm | WO |
| Walls | | |
| 231. | Painted beige | Several white paint patches LHS at entrance |

Heating

232. 1 x single radiator with 1 x valve, 1 x thermostat

Switches and Sockets

233. 2 x single light switches with chrome cover

5 x double sockets with chrome cover

1 x BT socket with chrome cover

1 x single socket Cover missing

Woodwork

234. Skirting painted white Clean

Flooring

235. Fitted pale grey short pile carpet Clean and free of marks

1 x chrome threshold

Furnishings

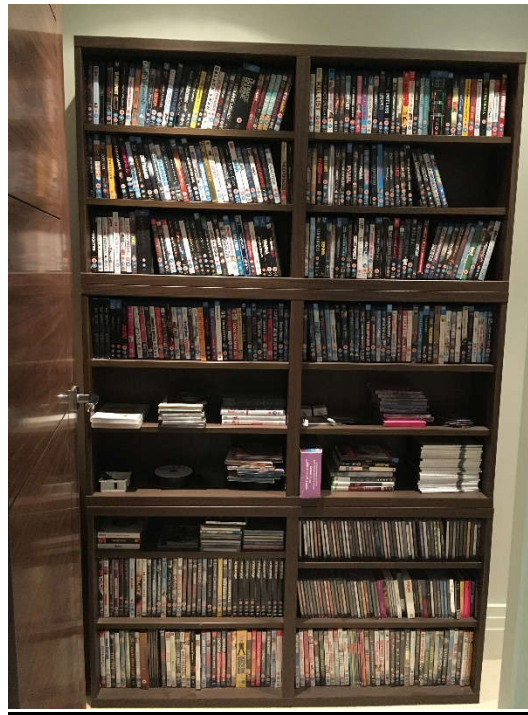
236. Several light grey carpet cuts New

1 x chrome globe light fitting with 15 x black fabric shades

1 x Pioneer Flat Panel television
Model No: KRP 500PBG

Several framed prints – see photos below



Storage Room

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|--|---|
| Door, Architrave and Fixtures | | |
| 237. | Door frame painted white Reverse of door frame:- As stated Door natural wood with 4 x recess panels Reverse of door:- As stated | |
| Door Fixtures | | |
| 238. | 1 x chrome lever handle on finger plate Reverse of door:- 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 239. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 240. | 2 x recessed spotlights with white metal surround | WO |
| Walls | | |
| 241. | Painted off white | M/LVL minor scuff marks RHS at entrance |
| Switches and Sockets | | |
| 242. | 4 x double sockets with white plastic cover 1 x BT Openreach socket with white plastic cover 2 x DANTECH boxes | |

Woodwork

243. Skirting painted white

Flooring

244. Fitted beige short pile carpet

1 x chrome threshold

Fitted Cupboard

245. 1 x roll of pale grey carpet

Furnishings

246. 1 x dark stain natural wood shelf unit with numerous DVDs and CDs

1 x sound system including:-
1 x Pioneer DVD player

1 x Samsung DVD player/ recorder

1 x Onkyo unit

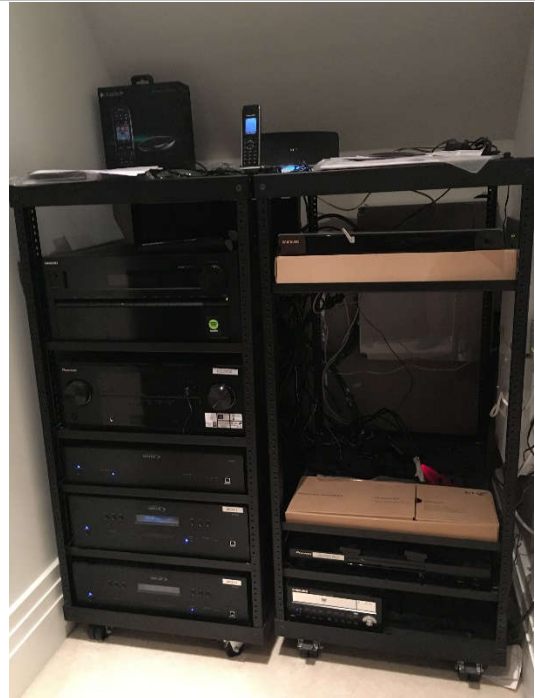
1 x Pioneer unit

3 x Opus units

1 x roll of light grey carpet – new

1 x Beovision front cloth in unopen packaging

1 x Panasonic wireless telephone on charger



Bedroom 6

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 247. | Door frame painted white Reverse of door frame:- As stated Door dark stain natural wood with 4 x recess panels Reverse of door:- As stated | |
| Door Fixtures | | |
| 248. | 1 x chrome lever handle on finger plate Reverse of door:- 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 249. | Painted white | Clean |
| | Coving painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 250. | 9 x recessed spotlights with white metal surround | WO |
| | 1 x smoke alarm | WO |
| | 2 x speakers | |
| Walls | | |
| 251. | Painted beige | Clean and free of marks |

1 x OPUS touchscreen wall control

Window and Window Frames

252. 3 x uPVC double glazed windows with Georgian style grill Interior/ exterior clean

2 x white handles

1 x key present

Reveal painted beige

Sill painted white

Window Coverings

253. 1 x off white roller blind with metal beaded pull cord Clean

Heating

254. 1 x single radiator with 1 x valve, 1 x thermostat

Switches and Sockets

255. 2 x single light switches with chrome cover

1 x double light switch with chrome cover

1 x isolator switch with chrome cover

4 x double sockets with chrome cover

4 x television socket with chrome cover

Woodwork

256. Skirting painted white Clean

Flooring

257. Fitted pale grey short pile carpet Clean

Fitted Wardrobe

258. Light brown natural wood door with metal bar handles

Left to right

1 x single door with 1 x shelf, 1 hanging rail

1 x double doors with 1 x shelf, 2 hanging rails

1 x light brown natural wood unit with 6 x pull out drawers with metal bar handles



En Suite 6

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 259. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 260. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| | 1 x integral lock | |
| Ceiling | | |
| 261. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 262. | 3 x recessed spotlights with white metal surround | WO |
| | 1 x large rectangular large square shower head | |
| Walls | | |
| 263. | Partly painted white | |
| | Partly white mottled tiles with white grouting | |

Chrome mid border

Wall Mounted Fixtures

264. 1 x shavers only socket with metal cover

1 x chrome heated towel rack

Flooring

265. Beige, grey wood effect tiled with off white grouting Clean

Fixtures and Fittings

266. **Toilet**

White ceramic Villeroy Boch toilet with white seat and lid Bowl clean

Concealed Geberit cistern with dual chrome flush button Flush W/O

Wash hand basin

White ceramic rectangular wash hand basin on vanity unit Clean

Chrome mixer tap Clean

Chrome pop up plug Clean

Vanity unit

Dark grey laminated unit doors Clean

2 x pull out drawers with metal handle Clean

Shower cubicle

Clear glass sliding shower door with small chrome handle on both sides Clean

Clear glass side panel Clean

Inside:-

Walls white mottled tiled with white grouting Clean

RHS beige/ grey wood effect tiled with off white grouting Clean

VADO chrome shower dial Clean

1 x chrome shower head, hose and riser Clean

Small alcove with 1 x spot light with white metal surround Light W/O

Chrome waste Clean

Furnishings

267. 1 x chrome effect freestanding toilet roll holder

1 x white plastic bin

1 x freestanding circular mirror with chrome frame and stand



Cinema Room

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 268. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 269. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| Ceiling | | |
| 270. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 271. | 20 x recessed spotlights with white metal surround | WO |
| | 1 x smoke alarm | WO |
| | 1 x BENQ projector | |
| | 1 x GRANDVIEW cinema screen | |
| Walls | | |
| 272. | Painted dark beige | Clean and free of marks |
| Wall Mounted Fixtures | | |
| 273. | 5 x speakers | |
| | 1 x OPUS touchscreen wall control | |
| Heating | | |
| 274. | 2 x double radiators with 1 x valve, 1 x thermostat | |

Switches and Sockets

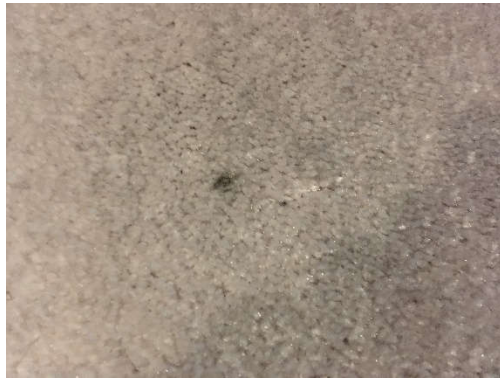
- 275. 1 x single light switch with chrome cover
- 1 x single dimmer light switch with chrome cover
- 1 x double light switch with chrome cover
- 1 x isolator switch with chrome cover
- 1 x television and BT socket with chrome cover
- 5 x double sockets with chrome cover
- 1 x single socket with chrome cover

Woodwork

- 276. Skirting painted white Clean

Flooring

- 277. Fitted light grey short pile carpet 2 x £1 size marks LHS of radiator
1 x small spot LHS of radiator



Fixtures and Fittings

- 278. 2 x wall mounted alcove shelves, natural wood painted black with mirror backing

Fitted units

Charcoal painted natural wood units with metal bar handles Unit doors, shelves clean

Left to right

- 1 x fridge fascia
- 1 x single unit with 2 x shelves
- 1 x dishwasher fascia
- 1 x under sink unit with exposed pipes
- 1 x single unit with 2 x shelves
- 1 x double unit with 2 x shelves

Worktop

Beige mottled granite Clean

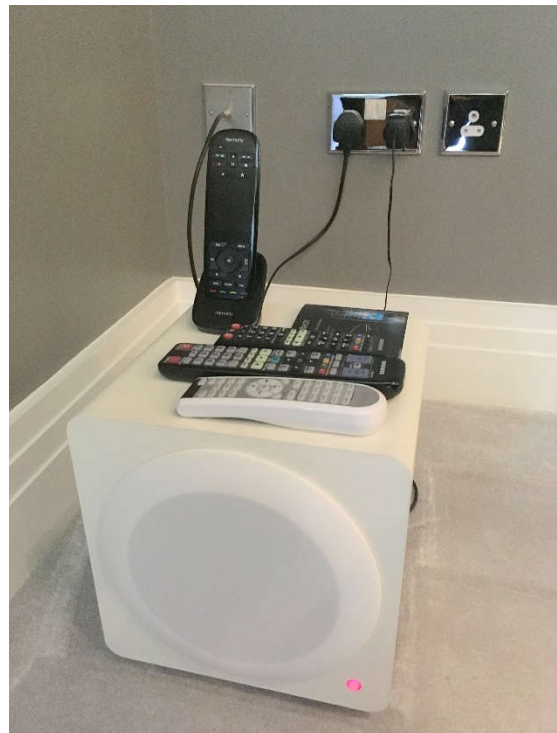
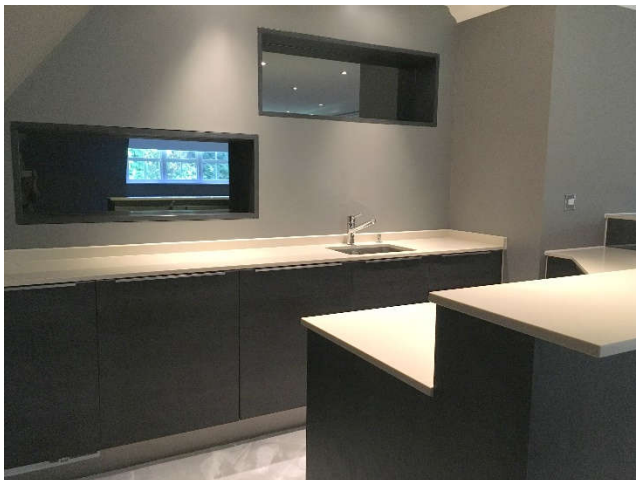
Sink

Single bowl stainless steel sink Clean

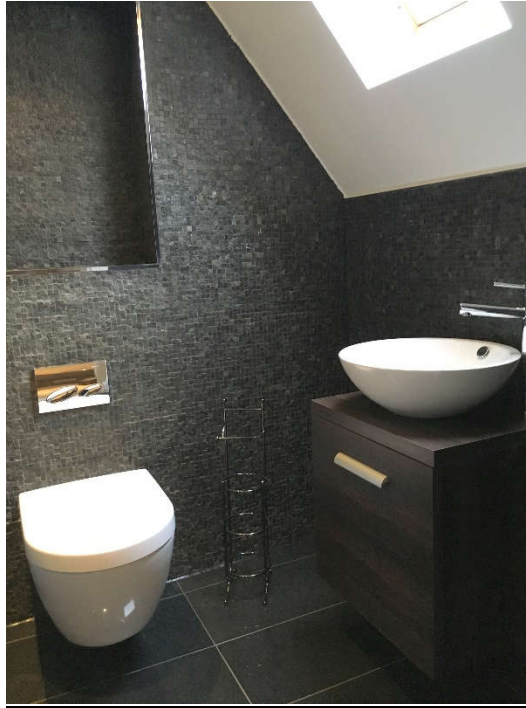
| | |
|---|---------------------|
| 1 x chrome mixer tap | Clean |
| Chrome waste | Clean |
| Chrome drain cover | Clean |
| Appliances | |
| SIEMENS under unit fridge | Seal/ shelves clean |
| 1 x upper ice compartment | Clean |
| 2 x glass shelves | Clean |
| 1 x clear plastic drawer | Clean |
| 1 x vegetable bowl with clear plastic cover | Clean |
| 3 x door shelves | Clean |
| SIEMENS dishwasher | Filter clean |
| 2 x crockery trays | Clean |
| 1 x cutlery holder | Clean |
| 1 x instruction manual in dishwasher | |

Furnishings

| | | |
|------|---|----------------|
| 279. | 3 x dark grey suedette settees | FFR label seen |
| | 2 x single corner matching settees | FFR label seen |
| | 1 x matching middle foot stool | FFR label seen |
| | 1 x Vector VW-8 monitor audio | |
| | 4 x remote controls | |
| | 1 x Nostalgia Electrics Popcorn machine | |
| | 1 x American Originals popcorn maker in packaging | |





Bathroom

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|--------------------------------------|---|-------------------------|
| Door, Architrave and Fixtures | | |
| 280. | Door frame painted white | |
| | Reverse of door frame:- As stated | |
| | Door dark stain natural wood with 4 x recess panels | |
| | Reverse of door:- As stated | |
| Door Fixtures | | |
| 281. | 1 x chrome lever handle on finger plate | |
| | Reverse of door:- | |
| | 1 x chrome lever handle on finger plate | |
| | 1 x integral lock | |
| Ceiling | | |
| 282. | Painted white | Clean |
| Ceiling Mounted Fixtures | | |
| 283. | 2 x recessed spotlights with white metal surround | WO |
| Walls | | |
| 284. | Partly painted white | Clean |
| | Partly charcoal mosaic tiled with black seal on corners | Clean |

Wall Mounted Fixtures

285. 1 x alcove area with chrome frame
- 1 x chrome heated towel rack
- 1 x extractor fan sensor

Window and Window Frames

286. 1 x double glazed Velux window with natural wood frame Interior/ exterior clean
- 1 x metal bar handle

Flooring

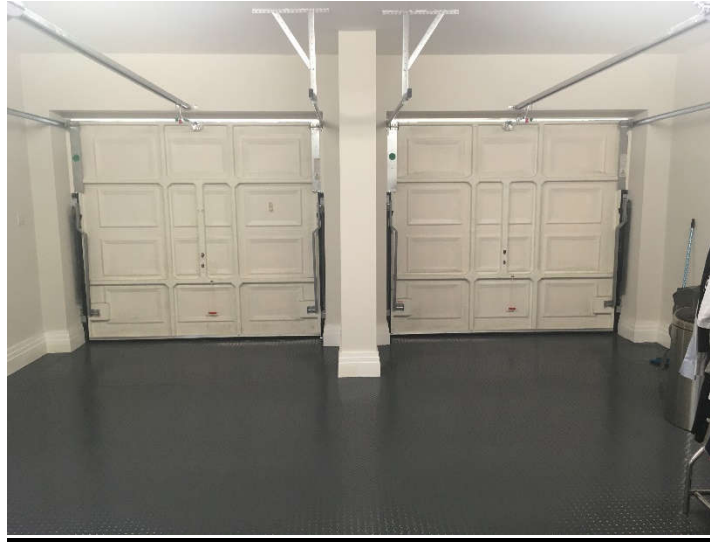
287. Black mottled granite with dark grey grouting Clean
- 1 x chrome threshold

Fixtures and Fittings

288. **Toilet**
- White ceramic Villeroy Boch toilet with white seat and lid Bowl clean
- Concealed Geberit cistern with dual chrome flush button Flush W/O
- Wash hand basin**
- White ceramic circular basin on vanity unit Clean
- Chrome mixer tap Clean
- Chrome pop up plug Clean
- Vanity unit**
- Dark stain natural wood door with chrome effect handle Clean

Inside:-
1 x shelf



Garage

| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|-------------------|---------------------------|-------------------------|
|-------------------|---------------------------|-------------------------|

| | | |
|--------------------------------------|--|--|
| Door, Architrave and Fixtures | | |
|--------------------------------------|--|--|

| | | |
|------|---|--|
| 289. | White painted double up and over doors | |
|------|---|--|

| | | |
|--|----------------------------|--|
| | 12 x recess panels on each | |
|--|----------------------------|--|

| | | |
|--|----------------------------|--|
| | 1 x black handle with lock | |
|--|----------------------------|--|

| | | |
|--|--|--|
| | Rear door opening to utility room | |
|--|--|--|

| | | |
|--|--------------------------|--|
| | Door frame painted white | |
|--|--------------------------|--|

| | | |
|--|-----------------------------------|--|
| | Reverse of door frame:- As stated | |
|--|-----------------------------------|--|

| | | |
|--|---|--|
| | Door dark stain natural wood with 4 x recess panels | |
|--|---|--|

| | | |
|--|-----------------------------|--|
| | Reverse of door:- As stated | |
|--|-----------------------------|--|

| | | |
|--|-------------------------------|--|
| | Door opening to garden | |
|--|-------------------------------|--|

| | | |
|--|---|--|
| | White uPVC door with 1 x lower recess panel | |
|--|---|--|

| | | |
|--|--|--|
| | 3 x upper double glazed frosted glass panels | |
|--|--|--|

| | | |
|--|-----------------------------|--|
| | Reverse of door:- As stated | |
|--|-----------------------------|--|

| | | |
|----------------------|--|--|
| Door Fixtures | | |
|----------------------|--|--|

| | | |
|------|--|--|
| 290. | Rear door opening to utility room | |
|------|--|--|

| | | |
|--|---|--|
| | 1 x chrome lever handle on finger plate | |
|--|---|--|

| | | |
|--|-------------------|--|
| | Reverse of door:- | |
|--|-------------------|--|

| | | |
|--|---|--|
| | 1 x chrome lever handle on finger plate | |
|--|---|--|

| | | |
|--|-------------------|--|
| | 1 x integral lock | |
|--|-------------------|--|

| | | |
|--|-------------------------------|--|
| | Door opening to garden | |
|--|-------------------------------|--|

| | | |
|--|---|--|
| | 1 x white lever handle on finger plate with lock on both side | |
|--|---|--|

Ceiling

291. Painted white Clean

Ceiling Mounted Fixtures

292. 1 x smoke alarm W/O

2 x strip lights WO

Walls

293. Painted cream Low M/LVL minor scuff marks

Wall Mounted Fixtures

294. 3 x white boxes

1st ACE Security Limited

1 x BT socket with white plastic cover

1 x fuse socket with white plastic cover

1 x fuse box

2 x timers

1 x 1st ACE alarm pad

2 x keys present

2 x single light switches with white plastic cover

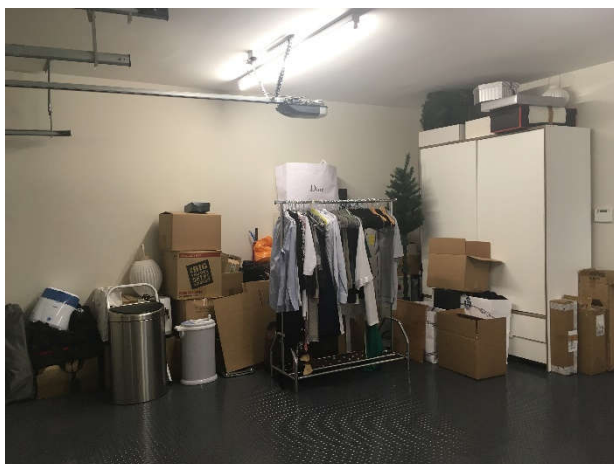
1 x alarm pad

Flooring

295. Grey textured vinyl Clean

Furnishings

296. LHS furniture and clothing items stored by the Landlord







| <u>Ref</u> | <u>Description</u> | <u>Condition</u> |
|-----------------------|--|------------------|
| Front Approach | | |
| 297. | <p>Brick tiled driveway leading to garage double doors</p> <p>Panelled wood fence on both sides – LHS fence with trellis top</p> <p>Small lawn to front with 3 x conifers and 4 x topiary balls with mixture of plants</p> <p>Shrubs and plants with several topiary balls on both sides</p> <p>RHS Irritrol timer sprinkler system</p> <p>4 x wall mounted brushed steel light fittings – 2 x to RHS, 2 x to LHS of front door</p> <p>1 x topiary plant in charcoal square planter on both sides of front door</p> <p>1 x black metal post box LHS of front door</p> <p>1 x standard doorbell</p> <p>1 x grey doormat with 'welcome' sign</p> | |



Rear Garden

298. RHS brick tiled passage

Panelled wood gate with 1 x latch, 1 x bolt lock opening to front

Panelled wood to side with trellis top

1 x electric meter in wall mounted standard casing

1 x gas meter in semi concealed standard casing

2 x wall mounted brushed steel light fittings

1 x hose on reel

1 x wall mounted key safe

2 x garden taps

2 x wheelie bins with lid

1 x food waste recycling bin

2 x green recycling containers

2 x topiary plants in plastic pots – 1 x pot cracked

Slab tiled patio leading to lawn

RHS brick tiled passage to gazebo – basic order

Panelled wood fence to far end

2 x plastic rattan garden armchairs with 1 x matching coffee table

2 x floor light fittings next to gazebo

LHS brick tiled passage with lawn to right

Panelled wood gate with latch, bolt lock, padlock opening to front

Panelled wood fence to LHS

2 x wall mounted brushed chrome light fittings to LHS

2 x wall mounted sensor lights to rear

2 x wall mounted brushed chrome light fittings to rear

2 x outdoor wall sockets with plastic cover

8 x piece brown plastic rattan garden furniture – see photo

1 x garden parasol with base



1 x extending step ladder RHS of shed



Shed

299. Dark stained natural wood shed

Double doors with upper glazed panels

1 x lever handle on finger plate on both sides

1 x window on both sides of door

Inside:-

Numerous items stored by the Landlord – see photos

1 x BBQ

1 x step ladder

1 x green wheelie bin



1 x extending step ladder

1 x Henry vacuum cleaner

1 x Karcher pressure washer

Numerous assorted sized garden tools

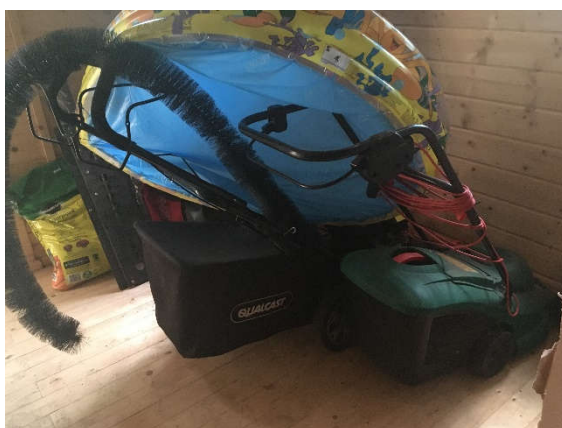
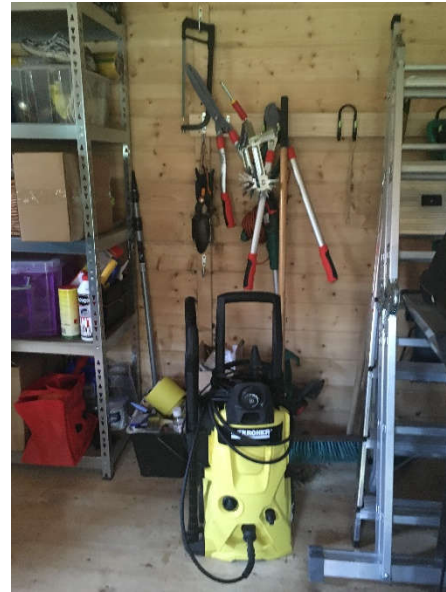
Beige fabric padded cushions for garden furniture

1 x Qualcast lawnmower with grass catcher

1 x strimmer

1 x metal shelving unit

Several boxes on shelves



Instruction Manuals

Instruction Manuals

300. 1 x KITCHENAID glass picture and culinary jar disassemble and assemble instructions
- KENT FIREPLACE COMPANY checklist
- MIELE tumble drier operating instructions
- MIELE washing machine operating instructions
- GAGGENAU steam oven instruction manual
- WORCESTER GREEN STAR boiler user instructions
- BARAZZA cooker hood instruction manual
- BARAZZA barbecue instruction manual
- MIELE dishwasher starter pack
- MIELE refrigerator operating and installation instructions
- MIELE frost free freezer operating and installation instructions
- GAGGENAU bottle cooler operating instructions
- EMERSON in sink aerator service and support manual
- KARCHER user manual
- NUHEAT warm water under floor heating instruction manual
- 1st ACE security manuals

Smoke/ carbon monoxide alarms

| | |
|----------------------------|--|
| Location | Tested on 25 th August 2016 |
| Entrance/ Hallway | |
| 1 x smoke alarm | W/O |
| LHS Room 1 | |
| 1 x smoke alarm | W/O |
| LHS Room 2 | |
| 1 x smoke alarm | W/O |
| Living Room | |
| 1 x smoke alarm | W/O |
| Kitchen | |
| 1 x smoke alarm | W/O |
| Utility Room | |
| 1 x smoke alarm | W/O |
| 1 x carbon monoxide alarm | W/O |
| Garage | |
| 1 x smoke alarm | W/O |
| Stairway/ Landing 1 | |
| 1 x smoke alarm | W/O |
| Bedroom 1 | |
| 1 x smoke alarm | W/O |
| Bedroom 2 | |
| 1 x smoke alarm | W/O |
| Bedroom 3 | |
| 1 x smoke alarm | W/O |
| Bedroom 4 | |
| 1 x smoke alarm | W/O |
| Bedroom 5 | |
| 1 x smoke alarm | W/O |

| | |
|----------------------------|-------------------|
| | |
| Stairway/ Landing 2 | |
| 1 x smoke alarm | W/O |
| Room 1 | |
| 1 x smoke alarm | W/O |
| Bedroom 6 | |
| 1 x smoke alarm | W/O |
| Cinema Room | |
| 1 x smoke alarm | W/O |
| Tenant: | Signature: |

Summary

General Condition

In the opinion of the inventory clerk the property has been professionally cleaned and shown in a tidy condition, including carpets and windows. The property is in excellent decorative order with minor marks as noted in the report.

There are no significant maintenance /repair issues to report to managing agent and/or landlord

Comments

Signatures:

I have read and agreed to the contents of this Inventory. You should contact the agent or landlord immediately if you have any queries or concerns. It is standard practice for changes to be accepted for 5 business days from the date of the report otherwise the description and conditional comments made will be considered accurate even if no signatures have been added to the report.

Signed by Tenant

Signed by Landlord/Agent

Signed by Mulberry Inventories

Additional Notes

Amendments made by the tenants on 2nd September 2016

1. Front Door Reverse - Severe cracking to all panels
2. Entrance Hall below window bay ledge - chip to wall
3. Entrance Hall Ceiling - 3 brown spots
4. Kitchen Fridge Freezer Cabinet - scratches to edges of both fridge and freezer doors.
4. Kitchen Fridge Freezer - Scratches to steel panels between both units.
5. Chip to bottom of fridge cabinet bottom right.

Sample Report

6. Stainless steel kitchen island is scratched all over with some very large scratches. (Difficult to photograph because of the lighting but hopefully pics sent will illustrate).
7. Extensive scratches to reverse side of door between kitchen and utility room (Looks like a small door has been scratching repeatedly on it).
8. Scratches to door between garage and utility room (Utility room side).
9. Scratches to utility / cloakroom door (Utility Room side)
10. Chip to nosing of staircase first floor landing.
11. Scratch to underside of panel staircase ground to first.
12. Several marks on wall ground to first floor stairs.

Photos taken by the Tenants

1.



Bottom right panel fridge cabinet



Bottom panel first floor staircase

2.



Ground to first floor stair wall



Edge of door freezer cabinet

3.



Entrance hall ceiling



Entrance hall window bay

4.



Fridge door

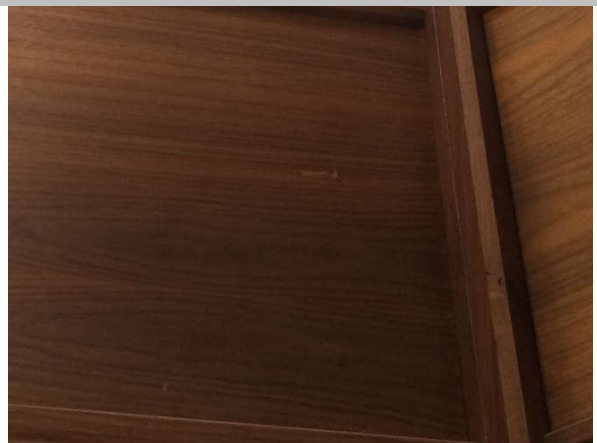


Reverse of front door

5.



Nosing first floor landing



Panel first floor staircase

6.



Stainless steel island



Steel panel of freezer cabinet

7.



Steel panel of fridge



Utility Room Cloakroom door

8.

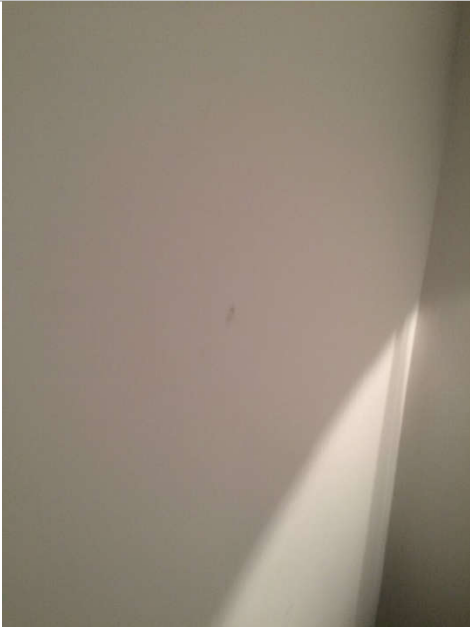


Utility Room Garage door



Utility Room wall

9.









Wall first floor mezzanine




Wine cooler

Smoke and Carbon monoxide Alarms

| | |
|--|--|
| Location | Tested on 25 th August 2016 |
| Hallway | |
| <p>1 x smoke alarm</p>  | W/O |
| <p>1 x carbon monoxide alarm</p>  | W/O |
| Kitchen | |
| <p>1 x smoke alarm</p>  | W/O |

| | |
|---|------------|
| <p>1 x carbon monoxide alarm</p>  <p>A white, oval-shaped carbon monoxide alarm with a digital display showing '0'. The brand name 'Night Hawk' is printed at the top. Below the display, it says 'CARBON MONOXIDE ALARM'. There is a circular 'TEST/RESET' button on the left and a speaker grille on the right. The bottom of the device features a diamond-shaped logo, a CE mark, and the text 'Model: RWDCO'.</p> | <p>W/O</p> |
| <p>Living Room</p> | |
| <p>1 x carbon monoxide alarm</p>  <p>A white, oval-shaped carbon monoxide alarm mounted on a wall. The brand name 'LIFESAVER' is printed at the top. Below it, it says 'CARBON MONOXIDE ALARM'. There is a circular 'TEST/RESET' button on the left and a speaker grille on the right. The bottom of the device features a diamond-shaped logo, a CE mark, and the text 'Model:SCO' and 'EN50291-1-1:2010 AHS/846'.</p> | <p>W/O</p> |
| <p>Landing 1</p> | |
| <p>1 x smoke alarm</p>  <p>A circular, white smoke alarm mounted on a wall. It has a small green LED light on the left side and a speaker grille on the right. A paperclip is placed next to the alarm for scale.</p> | <p>W/O</p> |

| | |
|--|--------------------------------|
| Landing 2 | |
| 1 x smoke alarm  | W/O |
| Tenant: | Signature received at check in |



Schedule of Condition

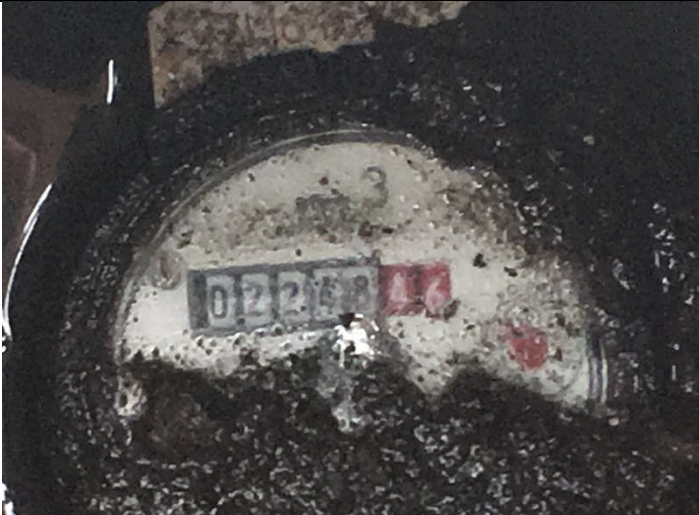

| | | | |
|--|--|---|---|
| Check – In | Check Out | Date | 25th August 2016 |
| General Cleanliness: | ✓ Good | Fair | Poor |
| Professional Clean | | | |
| | | Company | |
| Decorative Order | ✓ Good | Fair | Poor |
| Lighting | | | |
| | ✓ Clean | ✓ Working | Damaged |
| Windows | | | |
| | ✓ Exterior Clean | ✓ Interior Clean | Damaged |
| Blinds/Curtains | | | |
| | ✓ Clean | ✓ Good Order | Damaged |
| Furnishings | | | |
| | ✓ Clean | ✓ Good Order | Damaged |
| Carpets/Hard Floors | | | |
| | ✓ Clean | ✓ Good Order | Damaged |
| Bed/Mattresses | | | |
| | ✓ Clean | ✓ Good order/Hung | Damaged |
| Skirting | | | |
| | ✓ Clean | ✓ Good Order | Damaged |
| Fridge | | Freezer | Hob Oven Extractor |
| Clean Defrosted | Clean Defrosted | Clean Clean | Clean Filter needed |
| Seal/ shelves clean Items of food left by the Landlord | Seal/ drawers clean Items of food left by the Landlord | Hob – clean and free of grease Oven – clean | Clean |
| Washing machine | | Dishwasher | Dryer Bottle Cooler |
| Drawer clean Seal clean | Clean Descaled | Vent Clean Seal Clean | Clean |
| Seal/ drawer clean | Filter clean | Filter clean | Several bottles of wine left by the Landlord |
| Garden /Exterior | ✓ Clean and Tidy | Seasonal order | Not examined |

Property Details

| | | | | | |
|---------------------------------|------------------|-------------------|-------------------|--------------------------|---------------|
| Check in | Check Out | Date | 25/08/2016 | Time | 8.00am |
| Property Address: Sample Report | | | | | |
| Unfurnished | Furnished | No Beds | 6 | Kitchen contents: | No |
| Agent: | | Signature | | | |
| Address: | | | | | |
| Tenants: | | Signature: | | | |

Utility and Meter Readings taken on 25th August 2016

| | | |
|--------------------|--|--|
| Electricity | Meter Ref. Number S8315095 Reading at Check In 21166.7 Location of meter Located in standard casing RHS of property | Supplier  |
| Gas | Meter Ref Number G4 A5012555 12 01 2012 Reading at Check In 18186.543 Location of Meter Located in standard casing RHS of property | Supplier  |

| | | |
|---------------------|--|--|
| <p>Water</p> | <p>Meter Ref. Number Not seen</p> <p>Reading at Check In 02248.46</p> <p>Location of Meter Located on driveway</p> | <p>Supplier</p>  |
| <p>Keys</p> | <p>2 x front door keys 2 x living room patio keys 2 x garage fobs 3 x communal gate fobs 3 x garage side door keys 2 x utility room patio keys 2 x kitchen patio keys 27 x window keys 1 x meter cupboard key</p>  | |
| <p>Given To</p> | <p>Tenants:</p> | <p>Signature:</p> |