



Inventory Report

For

8 Ploughmans Walk, Lincoln , Lincolnshire , LN2 4NH

Date Of Report - 02-10-2018

Report Prepared By - Emma Hamilton



Report Instructed By:
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Report Information

Your Inspection Document

This inspection document known as the "Report" is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - **Inventory / Check In / Mid Term Inspection / Check Out / Schedule of Condition**. All of the properties main fixtures and fittings contained within in each room or area will be listed individually and contain a standard description format as follows: Name of room / Inspection area, name of element (Wall, floor, switch window etc), being inspected. The overall colour of element, element general condition. The element description will follow this format: Type, Feature, Finish, Comments. The element will then list any serious problems which we call "**Observations**". The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and in the condition described in the report. Minor conditions may be described in the item description. A full photographic record will be taken of the elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room.

Words And Their Meanings

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item it does not mean that the item is made from that particular material, metal or element. These descriptive words are used by PiMS Ltd to help describe the appearance, look & feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings, or supplied with a receipt. Reference to wall numbers (if used), i.e. wall #1, will always be the wall that the door or entrance way is situated in and then round in an anti clockwise motion from there. This is also known as the rear wall, so anti clockwise round from there will give the layout as Rear Wall, RHS (Right hand side) Wall, Front Wall, LHS (Left hand side) Wall. Sometimes walls are described using the windows, radiators, doors, other room items as locators. i.e Window wall, Radiator wall.

The Inventory Clerk / Company Compiling The Report

PiMS Ltd and the Inventory Clerks they work with are highly qualified, accredited and trained Professional Inventory Clerks. They are not professional or qualified trades people for the purpose of conducting the report, nor a qualified surveyor or Valuer. This means they are not plumbers, electricians, heating or gas safe experts etc. **The Clerks reports on what he / she observes, nothing more.** The clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc. Heating by switching up the thermostat etc.

This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

How The Inspection Is Carried Out

The inventory clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including gardens, garages, out building etc. Communal areas will not be inspected unless agreed in advance. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is advised that these areas be secured at all times with no access granted to the tenants.

Terminology And Quantity

Where there are numerous or substantial amounts of general items or low value items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as “ **A number of books / Many books**” etc. The plural term Cutlery, Glasses, Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale maybe calculated and the cost of carrying out the extra work.

Ownership And Copyright:

This report remains the property of the company / person producing the report and shall not be used or copied without their written permission.

What Is Included In The Report

The Smoke And Carbon Monoxide Alarm (England) Regulations 2015

As of 1st October 2015: Only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms. **Please note that Hard Wired Communal Systems cannot be tested by the Clerk**

Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors

On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing, verbally or by email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape /adhesive used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

WORLD FIRST - Unique 'Before & After' Check Out Report Style

We offer the Worlds first 'Before & After' style Check Out report. Instead of having two separate documents (Inventory / Check In & Check Out), we have amalgamated the two reports into one, to produce this new type of report that we call the **'Before and After'** Check Out.

Here's how it works:

1. The report is produced in a 'Landscape format'
2. The page is split 50/50 down the middle with a dividing line
3. On the left side of the page you have the original information from the Inventory / Check In (Before)
4. On the right side of the page you have the Observations made at Check Out (After)

Using the original Inventory / Check In Report completed by us, when new **Observations** (damages, cleanliness issues, missing property or any other positive or negative change), are added to the Check Out side, the corresponding items from the original Inventory / Check In are displayed on the left side so an easy and quick comparison including full text and evidential photographs can be made.

Items from the original Inventory / Check In that have not been commented on in the Check Out are not displayed. Why? There is no need to read about an item if it is in the same condition at the end of the tenancy as it was at the start.

All Reports Available in 59+ Languages

As this is a legal document, please contact us and we can arrange a copy of the completed report in any one or more of the following languages within minutes:

Afrikaans, Arabic, Azerbaijani, Belarusian, Bengali, Brazilian, Bulgarian, Burmese, Chinese - Cantonese, Chinese - Mandarin, Croatian, Czech, Danish, Dutch, English, Estonian, Filipino, Flemish, French, German, Greek, Gujarati, Hakka, Hindi, Hmong, Hungarian, Italian, Japanese, Javanese, Korean, Latvian, Lithuanian, Malay / Indonesian, Nepalese, Northern Min / Simplified Chinese, Persian / Farsi, Polish, Portuguese, Punjabi, Romanian, Russian, Serbo-Croatian, Slovak, Somali, Spanish, Swedish, Tamil, Telugu, Thai, Turkish, Turkmen, Ukrainian, Urdu, Uzbek, Vietnamese, Wu, Xiang.

Check Out Report Guidance

If the inspection carried out is a Check Out Report we will base our observations on the information detailed in the original Inventory / Schedule Of Condition / Check In report carried out at the start of the tenancy. If the original Inventory is not available then the Clerk will conduct a full Check Out/ Schedule of Condition Report based on what they professionally observe.

Glossary of Terms

Cleanliness

5 Star - Cleaned to A Professional Standard (Evidence of Professional Clean Receipt/Confirmation From Landlord/Agent)

- Property Immaculate, Dust Free.
- Appliances and Bathroom Fittings Spotless.
- Carpets Steam-Cleaned/Vacuumed.
- Floors Swept, Mopped and Washed.
- Furniture in Good Clean Order.

4 Star - Cleaned to A Good Domestic Standard - Except Where Noted

- Property Cleaned to A Very High Standard, Dust Free.
- Appliances and Bathroom Fittings Clean.
- Carpets Steam-Cleaned/Vacuumed.
- Floors Swept and Washed.
- Furniture in Good Clean Order.

3 Star - Light Cleaning Required Throughout

- Some Light Cleaning May Be Required - As Noted.
- Appliances and Bathroom Fittings Clean.

- Carpets in Clean Order.
- Floors Swept and Washed.
- Furniture in Good Clean Order.

2 Star - Many Areas Require Thorough Domestic Clean/Professional Clean Where Noted

- Property/Item Showing Wear and Tear, Requires Further Cleaning.
- Appliances and Bathroom Fittings Require Cleaning.
- Carpets and Floors Need Vacuuming.
- General Dusting Required as Noted.
- Furniture May Require Cleaning.

1 Star - Professional Cleaning Required Throughout

- Whole Property/Area Described Requires Cleaning to Bring to A Suitable Standard.
- Kitchen/Bathroom Require Further Cleaning.
- Carpets Need Steam Cleaning/Vacuuming.
- All Areas Are Dirty/Dusty.
- Furniture Requires Cleaning.

Overall Condition

5 Star - Excellent, Brand New, Newly Refurbished

- Furniture/Appliances/Items - Brand New in Original Wrapping or Tags Attached.
- Walls/Ceilings Newly Painted.
- Carpets Brand New/Just Fitted/Professionally Cleaned
- Oven/Hob/Extractor - Professionally Cleaned

4 Star - Good Condition Overall (No Obvious Faults in Appearance or Functionality)

- Furniture/Appliances/Items - Good/Excellent Condition.
- No Obvious Faults in Appearance or Functionality.
- Light Wear and Tear Present.

3 Star - Good (Minor Cosmetic Damage, Functionality Not Impaired)

- Furniture/Appliances/Items - Functionality Not Impaired.
- Minor Cosmetic Damage.
- Some Signs of Age, Small Marks or Stains, Fraying or Discolouration.

2 Star - Poor Overall Condition (Showing Considerable Wear & Tear, Maintenance Issues. Many Abrasions, Marks, Tears, Chips Present)

- Furniture/Appliances/Items - Still Functional.
- Generally, In A Poor Condition.
- Many Signs of Wear and Tear, Stains/Marks or Chips.

1 Star - Very Poor Condition (Not Functional)

- Furniture/Appliances/Items - Torn/Dirty, Large Stains/Marks, Damage.
- Extensive Damage or Faulty.
- Not Fit for Purpose in Current State.

Advice For Tenants

The following is a guide on how to present the property on the day of Check Out and its return to the Landlord / Agent.

The Inventory Clerk will conduct a Check Out report on the last day of the tenancy or the date agreed with your Agent / Landlord.

On this date you must have removed all personal effects, prepared and cleaned the property for inspection by the Clerk at the agreed time.

The Clerk will use a copy of the report produced at the start of tenancy. He / She will use this report as a guide and report on the current condition of fixtures, fitting and contents. Attention will be given to damage, fair wear and tear and cleanliness. The clerk will report on both "Positive" and Negative" observations. **Example of a positive observation:** "On the inventory it stated that two light bulbs in the kitchen were not working. On Check Out they are working". **Example of a negative observation:** "The oven is now dirty. On the Inventory when the tenant moved in it was clean."

It is the tenants responsibility to ensure that the property its fixtures, fittings and contents are in the same condition or better including state of cleanliness, as it was presented to them on Check In, with allowance for "Fair Wear & Tear".

Cleanliness issues can not be classed as "Fair Wear & Tear". Ensure the standard of cleanliness in all areas is the same or better as the day of Check In.

Any issues will be detailed into the Check Out report with supporting descriptions and evidential photographs.

The following are the main problem areas for cleanliness on Check Out:

A: Cookers / Ovens / Hobs / Extractor Hoods - Burnt on grease to interiors and tops. Tacky grease to controls, sides and glass areas.

B: Washing / Drying Machines - Dirty to inner doors, rubber seals, soap drawers, controls and to tops of units.

C: Fridges / Freezers - Dirty to rubber door seals, interior walls and baskets. Dirt to tops

of units. Dents to exterior surfaces.

D: Dishwashers - Dirty interiors especially around hinge areas. Dents to interior door surfaces.

E: Limescale On: Taps, glass shower doors, heads, hoses, riser bars etc, sink drainers and tiles surrounding showers etc.

TIP - Eco cleaning advice: White vinegar is a good way to remove lime scale. Using cotton wool, soak in the vinegar then apply to lime scaled surface, like papier-mache. Leave overnight, rinse with cold water and the item will shine like new.

F: Soft Furnishings: Including cloth sofas / chair covers, beds and mattress, curtains, rugs, carpets etc should be professionally cleaned removing all stains and marks.

G: Walls & Skirting Boards: Rub marks, dirty marks etc need to be cleaned off especially around door handles, switches, sockets etc. In bedrooms where the bed has been against a wall and a headboard not used there will be a long horizontal dirty rub mark. This needs to be removed. If you have repainted walls etc with the Landlords / Agents permission ensure that the wall is returned to its original colour if that was part of the agreement.

H: Don't Spot Paint! - Where marks have occurred on walls, if they are covered up by "Spot painting" this will stand out even though it may be a similar colour the shade will be different.

I: Condensation & Mould: Modern double glazing can effectively seal a property similar to plastic bag, trapping moisture inside that can lead to mould forming where air is slow to circulate or comes in contact with a cold surface. Including behind static furniture - wardrobes, chest of drawers, sofas etc and on walls that are next to windows or are exterior walls, also at wall corners adjoining ceilings etc. It is the tenants responsibility to ensure the condensation / mould does not form within the property. We advise tenants to use a good quality dehumidifier daily, to remove excess moisture within the air to elevate / stop mould forming.

DID YOU KNOW - The average adult breathes out as much water vapour as they do going to the toilet each day! This on top of the water vapour created from cooking, drying clothes and showering is the main driver for creating condensation and mould within the home.

J: Gardens - If these areas are for your use only ensure they are left in a neat and tidy condition, the grass cut, patio, driveways, borders and planters weeded, hedge / bushes trimmed.

Finally, if you have paid for a professional clean then please leave a copy of the receipt in the property so the clerk can copy it into the report supporting the fact that the property has been professionally cleaned.

*****PLEASE READ VERY IMPORTANT*****

This Inspection Document must be signed by the tenant(s) or their representative ideally at the time of Check In and their details completed (Full name and email address), if present, and returned with any amendments as required, to the Landlord / Agent within SEVEN DAYS from the start of the tenancy. If the report is not returned by the tenants within this timescale, any future discrepancies will not be admissible.

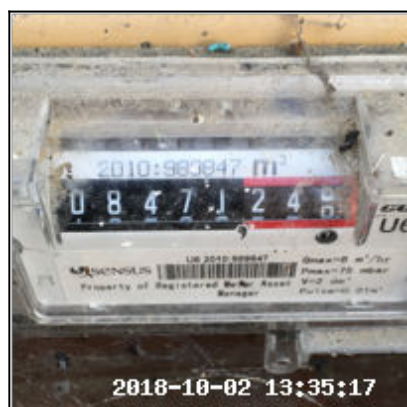
Property Particulars

Overview Of Property Inspected

Property Furnished	None
Property Type	House
Property Style	Link
Stopcock Location	Not Found
Security Alarm	None

Property Utilities Meters

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Gas Meter	Outside RHS Front Door	989847	08471.249	Tariff	None	30-09-2018



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Outside To Front Round To RHS	D10W5849 80	21380	Tariff	None	30-09-2018



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	Outside On Front Path	338758	00838.26	Tariff	None	30-09-2018



Property of PIMS Ltd

Keys And Sundries (3)

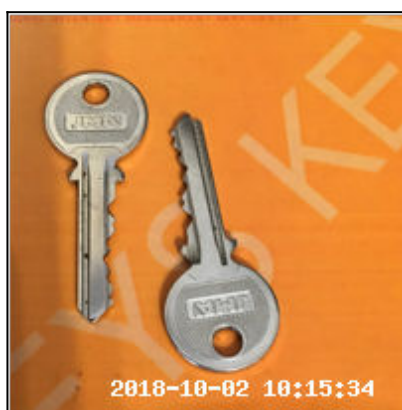
Item	Type	Location	Serial #	No. Issued (Check-In)
1	Mortice Key	Garage Door	None	1
Comment:	Key Received From Agent For Inventory			



Item	Type	Location	Serial #	No. Issued (Check-In)
2	Yale Key	Rear Patio Door	None	2
Comment:	Key Received From Agent For Inventory			



Item	Type	Location	Serial #	No. Issued (Check-In)
3	Yale Key	Front Door	None	2
Comment:	Key Received From Agent For Inventory			



Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
Blinds - Cords Attached To Wall Bracket	Present	Where Noted	NA
Blinds - Safety Label Attached	Present	Where Noted	NA

Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
Smoke Detector	Hallway	Tested For Power Only - Working	Battery Needs Changing	02-10-2018



Type	Location	Status	Comment	Date Tested
Smoke Detector	Landing	Tested For Power Only - Working	None	02-10-2018



Type	Location	Status	Comment	Date Tested
CO Detector	Kitchen - Upper Wall RHS Window	Tested For Power Only - Working	None	02-10-2018



Property of PIMS Ltd

Inspection Notes

NA

Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
Overall Cleanliness	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Carpet(s)	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Hard Flooring	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Windows (Inside)	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Windows (Outside)	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Curtains and Blinds	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Kitchen Overview	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Oven / Hob / Cooker / Extractor Hood	Light Cleaning Required Throughout	NA
White Goods	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Bathroom Overview	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA
Bath / Shower / Furniture	Cleaned To A Good Domestic Standard - Except Where Noted (If Applicable)	NA

Property Rooms / Areas

1: Garden (Front)



1.1 Railings

Overall Colour:

General Condition:

Black

Good Condition - No Obvious Faults In Appearance Or Function



1.1 Railings

1.2 Hard Area

Overall Colour:

General Condition:

Grey

Good Condition - No Obvious Faults In Appearance Or Function



1.2 Hard Area



1.2 Hard Area

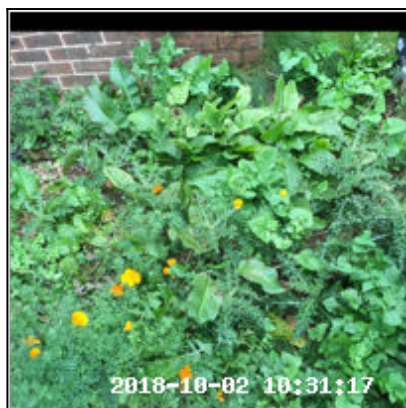


1.2 Hard Area

Serial #	Element	Element Description
1.2.1	Hard Area	Type: Slabs, Stones Features: Light Weeds to Surface

1.3 Grassed/Planted Areas

Overall Colour:	General Condition:
Green (Dark)	Good Condition - No Obvious Faults In Appearance Or Function

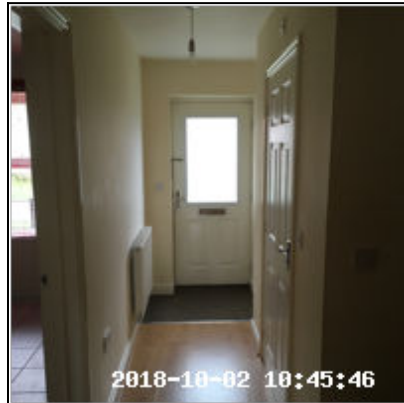
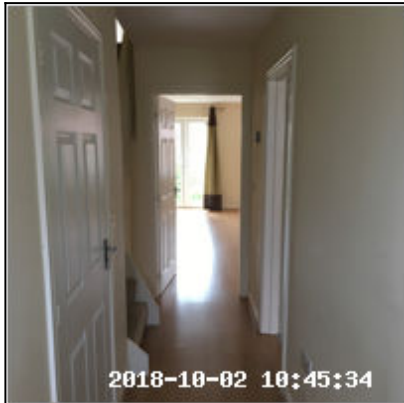


1.3 Grassed/Planted Areas

Serial #	Element	Element Description
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1.3.1	Grassed Areas	Type: Laid With Grass Finish: All Areas Need Attention - Grass Cutting & Weeding Etc Features: Border Overgrown, Heavy Weeding Present , Pea Gravel/Stone Border
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2: Entrance Hallway



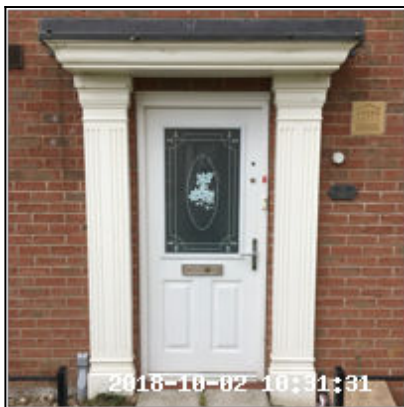
2.1 Doors

Overall Colour:

White

General Condition:

Good Condition - No Obvious Faults In Appearance Or Function



2.1 Doors



2.1 Doors



2.1 Doors



2.1 Doors

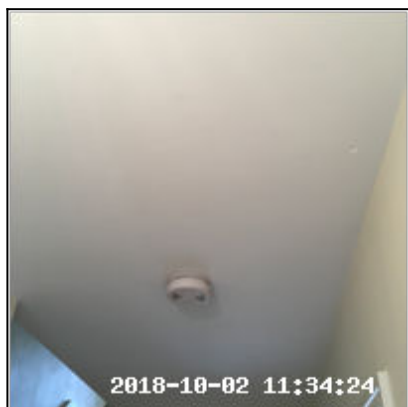
Serial #	Element	Element Description
2.1.1	Door	<p>Type: Front Door Of Property, Panelled - Glazed, Part Glazed</p> <p>Finish: Wood</p> <p>Features: Door Glass - Frosted/Opaque, Door Glass - Patterned, Door Glass - Double Glazed, Draft Excluder, Exterior Weathered, Furniture - Chrome Effect, Furniture - Tarnished & Scratched, Handles - Lever Style, Letter Box - Front Cover, Letter Box - Rear Cover, Lock - Yale / Chubb Type, Lock - Thumb Turn, Self Closer, Leading Edges - Chips/Scuffs/Marked , Letter Box - Entry, Numerals to Exterior, Lock - Security Chain & Bracket, Bell Push - Exterior</p>
2.1.2	Door Frame	<p>Type: External Surround, UPVC</p> <p>Finish: Frame Coloured - White</p> <p>Features: Dust/ Dirt to Frame Edges, Furniture - Chrome Effect</p> <p>Comments: Sellotape To Frame Surround</p>

Serial #	Door - Observation - (Inventory)
2.1.1	Door Bell Not Working



2.1.1 Door Bell Not Working

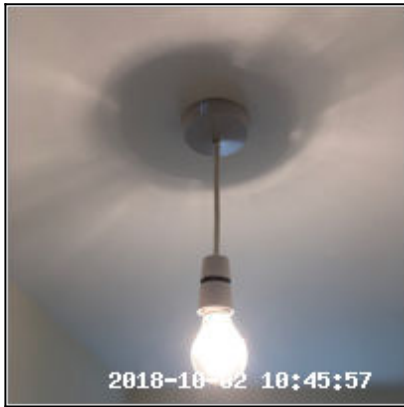
2.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.2 Ceiling

Serial #	Element	Element Description
2.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted

2.3 Lighting	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function

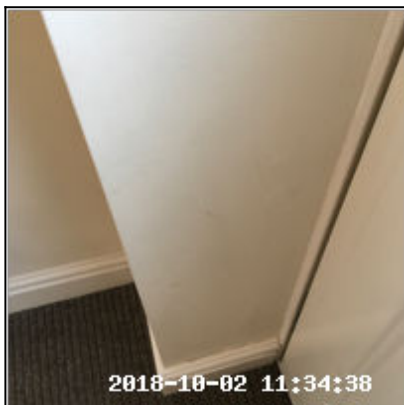


2.3 Lighting

Serial #	Element	Element Description
2.3.1	Pendant	Type: Rose & Cord, Bayonet, Ceiling Fitted Number Of Fittings: x01 Features: No Shade Fitted, Energy Saving Bulb(s) Per Pendant x01

2.4 Walls

Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



2.4 Walls



2.4 Walls



2.4 Walls



2.4 Walls

Serial #	Element	Element Description
2.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted Features: Light Rub Marks/Scuffs
2.4.2	Walls	Type: Plaster - Painted Finish: Painted Features: Paintwork Patchy and Thin to Lower Areas, Room Thermostat Control Present To Wall, Light Rub Marks/Scuffs To Walls - Lower Walls, Light Scratches to Walls

2.5 Switches

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.5 Switches

Serial #	Element	Element Description
2.5.1	Double	Type: For Light, Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White
2.5.2	Fused	Type: For Extractor Fan, Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White
2.5.3	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: Unit Coloured White Effect, UPVC x02

2.6 Socket Outlet

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.6 Socket Outlet

Serial #	Element	Element Description
2.6.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x01, Unit Coloured White
2.6.2	Single	Type: Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White

2.7 Radiator

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function

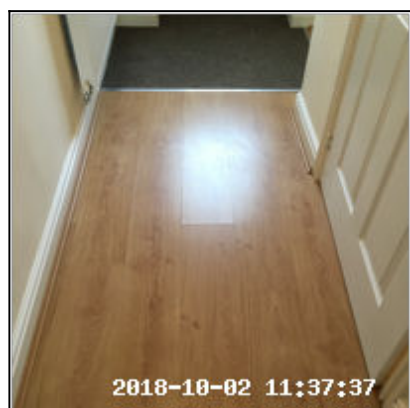


2.7 Radiator

Serial #	Element	Element Description
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2.7.1	Radiator	Type & Number Fitted: Double Panel With Convactor Finish: Enamel Features: End Cap x02
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2.8 Floor	
Overall Colour:	General Condition:
Pine Effect	Good Condition - No Obvious Faults In Appearance Or Function



2.8 Floor



2.8 Floor

Serial #	Element	Element Description
2.8.1	Floors	Type: Laminate Finish: Light Floorboard Effect Features: Bead Edge To Match, Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Fitted Mat By Door, Inset Doormat - Ribbed Heavy Duty

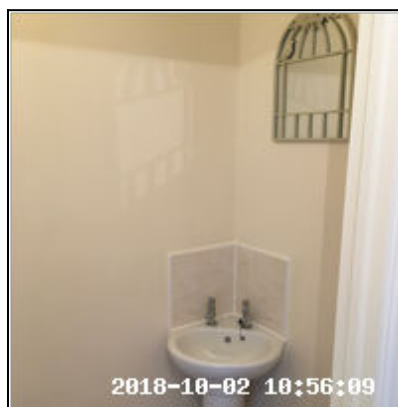
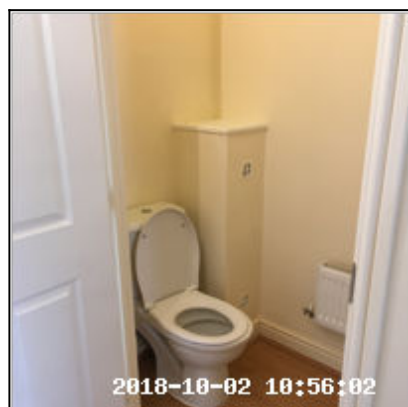
2.9 Room Thermostat Control	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.9 Room Thermostat Control

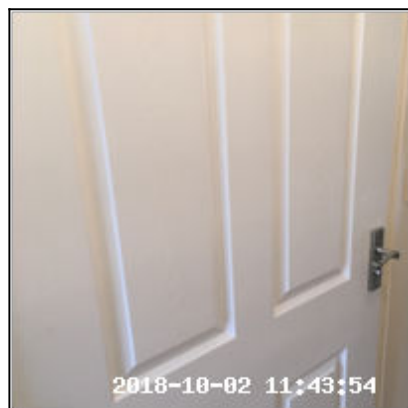
Serial #	Element	Element Description
2.9.1	Room Thermostat Control	Make: Siemens Finish: UPVC Features: Remote Control, Wall Mounted

3: WC



3.1 Doors

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.1 Doors

Serial #	Element	Element Description
3.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style, Lock - Thumb Turn
3.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

3.2 Ceiling

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function

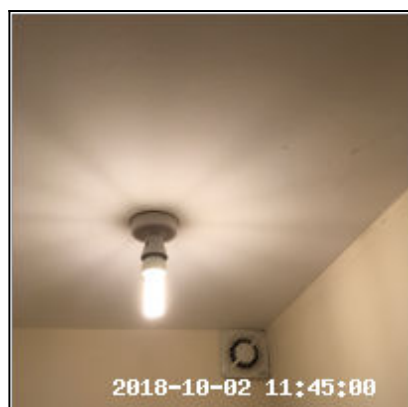


3.2 Ceiling

Serial #	Element	Element Description
3.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted

3.3 Lighting

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function

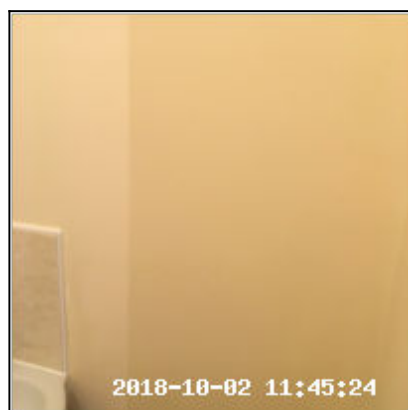


3.3 Lighting

Serial #	Element	Element Description
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3.3.1	Surface Mounted	Type: Ceiling Mounted Bathroom IP65 Finish & Number Of Fittings: Bulbs Per Unit x01, UPVC Effect, Unit X01 Features: No Shade
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3.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



3.4 Walls



3.4 Walls



3.4 Walls

Serial #	Element	Element Description
3.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
3.4.2	Tiling	Type: Part Tiled, Tiled Behind Basin Finish & Tile Colour: Beige, Grout - White, Tiles - Smooth Surface Features: Edging Strip - UPVC
3.4.3	Walls	Type: Plaster - Painted Finish: Painted Features: Very Light Marks Present - Upper

3.5 Radiator

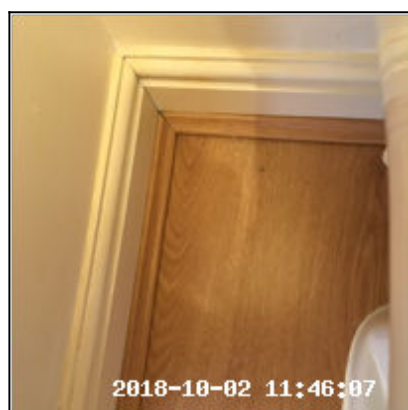
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.5 Radiator

Serial #	Element	Element Description
3.5.1	Radiator	Type & Number Fitted: Double Panel With Convector Finish: Enamel Features: End Cap x01, Thermostatic (TRV) Valve

3.6 Floor	
Overall Colour:	General Condition:
Pine Effect	Good Condition - No Obvious Faults In Appearance Or Function



3.6 Floor



3.6 Floor

Serial #	Element	Element Description
3.6.1	Floors	Type: Laminate Finish: Light Floorboard Effect Features: Bead Edge To Match, Wall To Wall Fitted, Un-Patterned, Threshold Bar Not Fitted, Light Staining to Surface, Light Scratches And Marks To Surface

3.7 Extractor Fan	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.7 Extractor Fan

Serial #	Element	Element Description
3.7.1	Extractor Fan	Make: GreenVac Finish: UPVC Features: Vent, Overpaint To Extractor Fan

3.8 Basin	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.8 Basin



3.8 Basin



3.8 Basin

Serial #	Element	Element Description
3.8.1	Basin	Type: Wall Mounted - With Pedestal, Single Finish: Ceramic Bowl, Furniture - Chrome Effect Features: Limescale to Tap Spout, Overflow, Taps - Single, Plug & Chain

3.9 Toilet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.9 Toilet



3.9 Toilet



3.9 Toilet

Serial #	Element	Element Description
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3.9.1	Toilet	Type: Floor Mounted Finish: Ceramic / Resin, To Match Suite Features: Flush - Double Button, Cistern Panel Access, Furniture - Chrome Effect, Seat & Lid - UPVC / Resin, Seat & Lid To Match
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3.10 Accessories

Overall Colour:	General Condition:
Cream	Good Condition - No Obvious Faults In Appearance Or Function



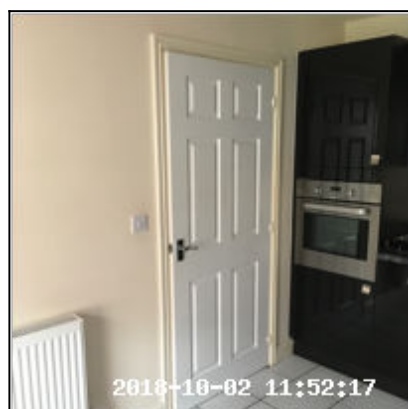
3.10 Accessories

Serial #	Element	Element Description
3.10.1	Mirror	Type: Small, Wall Fitted Finish: Frame - Wood Features: x01

4: Kitchen



4.1 Doors	
Overall Colour:	General Condition:
White	Average- Minor Cosmetic Damage / In Working Condition



4.1 Doors

4.1 Doors

4.1 Doors

Serial #	Element	Element Description
4.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style, Light Damage/Chips to Middle, Light Damage/Chips to Top
4.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

4.2 Ceiling

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



4.2 Ceiling

Serial #	Element	Element Description
4.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted

4.3 Lighting

Overall Colour:	General Condition:
Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function



4.3 Lighting

Serial #	Element	Element Description
4.3.1	Spotlight Plate/Track / Arm	Type: Arm Type Finish & Number Of Fittings: Bulbs x04 To Each Fitting, Fittings x01, Chrome Effect Features: Bulb - Halogen

4.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



4.4 Walls



4.4 Walls

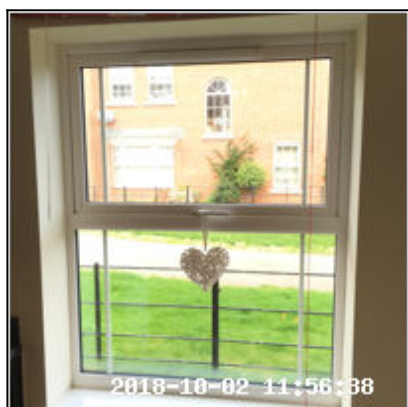


4.4 Walls

Serial #	Element	Element Description
4.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
4.4.2	Walls	Type: Plaster - Painted Finish: Painted Features: Minor Spot Stains - Middle, 1-4 Picture Hooks / Nails / Screws To Walls, Finger Marks/Rub Marks Around Switches/Sockets, Light Marks Present - Lower Walls

4.5 Windows	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function
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4.5 Windows



4.5 Windows

Serial #	Element	Element Description
4.5.1	Sill	Finish & Number Fitted: Painted, x01, Wood Features: Small Marks to Sill Surface
4.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Glazed - Double, Glazed - Georgian Inserts, Handles - White Effect, Lever Handles With Button & Lock, Key in Lock

4.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



4.6 Switches

Serial #	Element	Element Description
4.6.1	Cooker/Oven	Finish & Number Fitted: UPVC x01, Unit Coloured White Features: Inserts Coloured Red
4.6.2	Fused	Type: For Boiler, Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White
4.6.3	Multi Appliance Unit	Type: For Appliance, Wall Mounted Finish: UPVC
4.6.4	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White Effect

4.7 Socket Outlet

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



4.7 Socket Outlet

Serial #	Element	Element Description
4.7.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x02, Unit Coloured White
4.7.2	Single	Type: Wall Mounted Finish & Number Fitted: UPVC x03, Unit Coloured White

4.8 Radiator

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



4.8 Radiator

Serial #	Element	Element Description
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4.8.1	Radiator	Type & Number Fitted: Double Panel With Convactor Finish: Enamel Features: End Cap x01, Thermostatic (TRV) Valve
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4.9 Floor	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function



4.9 Floor



4.9 Floor

Serial #	Element	Element Description
4.9.1	Floors	Type: Tiled Finish: Ceramic Tiling Features: Grout - Grey, Threshold Bar - Aluminium, Un-Patterned, Wall To Wall Fitted

4.10 Kitchen Units	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



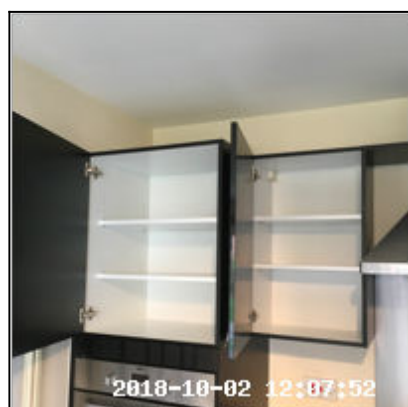
4.10 Kitchen Units



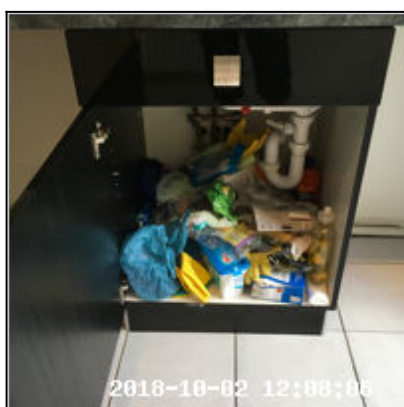
4.10 Kitchen Units



4.10 Kitchen Units



4.10 Kitchen Units



4.10 Kitchen Units



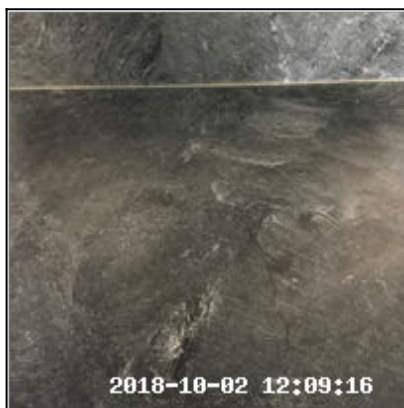
4.10 Kitchen Units

Serial #	Element	Element Description
4.10.1	Kitchen Units	<p>General Features: Gloss Finish, Melamine, Plinths Fitted, Wine Rack</p> <p>Wall Unit Features: Backboards To Units, Doors - Glazed , Handles - Chrome Effect, Handles - Pull Style, Wall Unit x10</p> <p>Base Unit Features: Backboards To Units, Base Unit x07, Doors - Solid , Drawer Unit x01, Handles - Pull, Handles - Chrome Effect, Drawers x 02 Per Unit</p>

4.11 Worktops	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function



4.11 Worktops



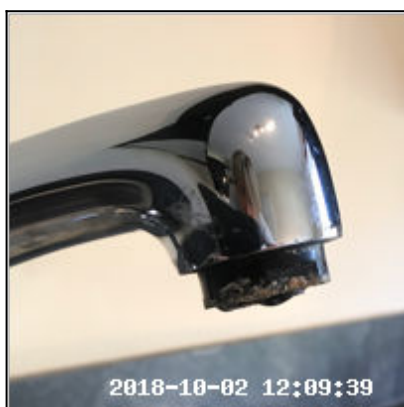
4.11 Worktops

Serial #	Element	Element Description
4.11.1	Worktops	Type: Laminate Finish: Marble Effect Features: Upstand to Match

4.12 Sink	
Overall Colour:	General Condition:
Stainless Steel	Good Condition - No Obvious Faults In Appearance Or Function



4.12 Sink



4.12 Sink



4.12 Sink



4.12 Sink

Serial #	Element	Element Description
4.12.1	Sink	Type: Bowl - 1.5, Drainer - Single Finish: Stainless Steel Features: Furniture - Chrome Effect, Light Limescale To Tap Spouts, Matching Tap Blank, Overflow, Tap - Mixer Type, Waste Plug x02

4.13 Extractor Hood

Overall Colour:	General Condition:
Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function



4.13 Extractor Hood

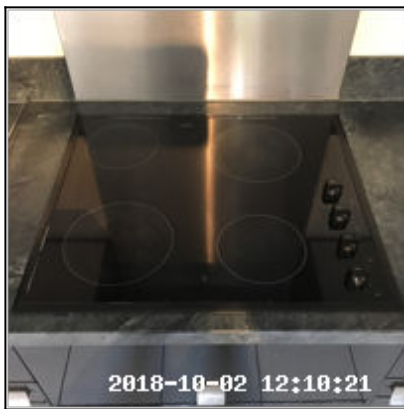


4.13 Extractor Hood

Serial #	Element	Element Description
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4.13.1	Extractor Hood	<p>Make: Electrolux</p> <p>Finish & Type: Ceiling Mounted, Chimney Style, Metal</p> <p>Features: Integrated Lights, Controls - Slide, Mesh - Double, Tested - Working, Wire Mesh Filter</p> <p>Comments: Light Covers Are Missing</p>
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4.14 Hob	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



4.14 Hob



4.14 Hob



4.14 Hob

Serial #	Element	Element Description
4.14.1	Hob	<p>Make: Zanussi</p> <p>Type: Electric, Halogen</p> <p>Features: Rings x04, Splash Back, Twist Knobs To Match, Twist Knobs x04</p>

4.15 Oven	
Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition



4.15 Oven



4.15 Oven



4.15 Oven



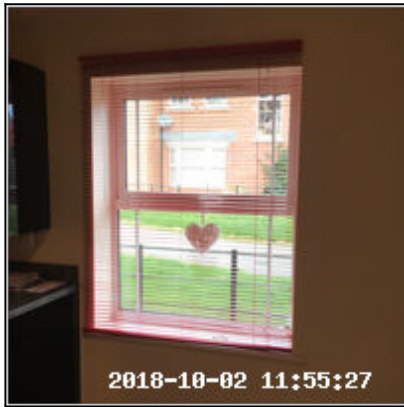
4.15 Oven



4.15 Oven

Serial #	Element	Element Description
4.15.1	Oven	Make: Zanussi Type: Integrated, Oven x01, Electric Features: Digital Clock, Digital Display, Door Glass Marked/Soiled, Interior Light, Shelves x02, Twist Knobs x02

4.16 Blinds	
Overall Colour:	General Condition:
Red	Good Condition - No Obvious Faults In Appearance Or Function



4.16 Blinds



4.16 Blinds

Serial #	Element	Element Description
4.16.1	Blinds	Type & Number Fitted: x01, Venetian Finish: UPVC Features: Cord Not Attached to Wall Bracket, Pull Cords, Toggles, Cord Safety Sign Seen

4.17 Boiler

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



4.17 Boiler

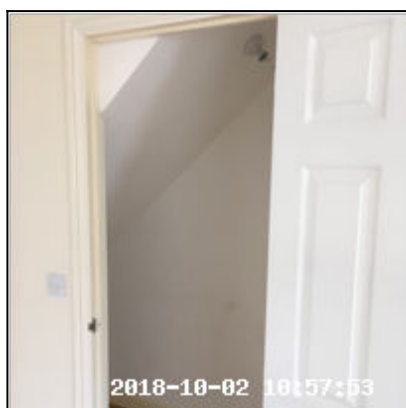


4.17 Boiler

Serial #	Element	Element Description
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4.17.1	Boiler	Make & Location: Ideal, Inside Fitted Cupboard, Wall Mounted Features: Controls To Front, Digital Display
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5: Lounge/Diner



Property of PIMS Ltd

5.1 Doors	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.1 Doors

Serial #	Element	Element Description
5.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style
5.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

5.2 Ceiling

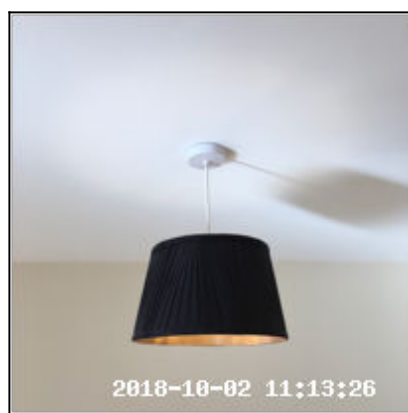
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



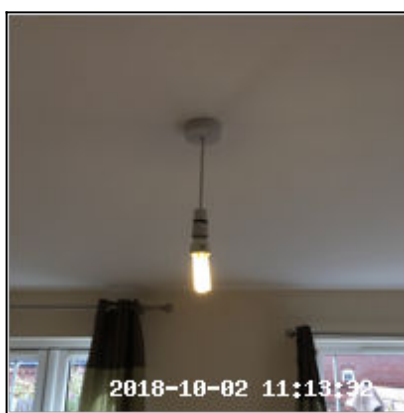
5.2 Ceiling

Serial #	Element	Element Description
5.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted Features: Light Cobwebs

5.3 Lighting	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



5.3 Lighting



5.3 Lighting

Serial #	Element	Element Description
5.3.1	Pendant	Type: Rose & Cord, Bayonet, Ceiling Fitted Number Of Fittings: x02 Features: No Shade Fitted, Energy Saving Bulb(s) Per Pendant x01, Shade - Fabric

5.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



5.4 Walls



5.4 Walls



5.4 Walls



5.4 Walls



5.4 Walls

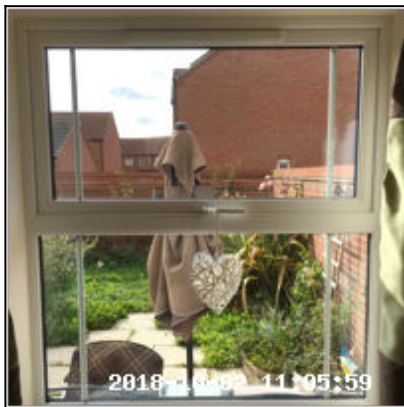


5.4 Walls

Serial #	Element	Element Description
5.4.1	Cloakroom	Type & Number Fitted: x01, Built Into Recess, Under Stairs Finish: Doors To Match Property, Walls To Match Property Features: Heavy Rub Marks/Scuffs To Walls, Interior Light, Furniture - Chrome Effect
5.4.2	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted Features: Light Rub Marks/Scuffs

5.4.3	Walls	Type: Plaster - Painted Finish: Painted Features: Light Rub Marks/Scuffs To Walls - Lower Walls, Minor Spot Stains - Lower, Cable - Coax Cable Emitting From Wall
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5.5 Windows	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.5 Windows



5.5 Windows

Serial #	Element	Element Description
5.5.1	Sill	Finish & Number Fitted: Painted, x01, Wood
5.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Glazed - Double, Glazed - Georgian Inserts, Handles - White Effect, Key For Window On Windowsill, Lever Handles With Button & Lock

5.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.6 Switches

Serial #	Element	Element Description
5.6.1	Double	Type: For Light, Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White
5.6.2	Fused	Type: Wall Mounted, For Appliance Finish & Number Fitted: UPVC x01, Unit Coloured White
5.6.3	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White Effect

5.7 Socket Outlet

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.7 Socket Outlet

Serial #	Element	Element Description
5.7.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x04, Unit Coloured White
5.7.2	Satellite / TV	Make: TV Only, Virgin (Telewest, NTL), Make Unknown Finish & Number Fitted: UPVC x01, Unit Coloured White
5.7.3	Single	Type: Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White
5.7.4	Telephone Point	Make: BT, Wall Mounted Finish & Number Fitted: x01, UPVC

5.8 Radiator

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



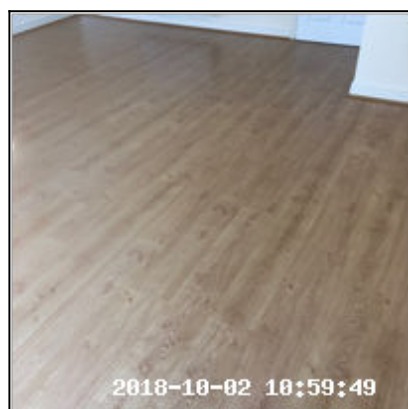
5.8 Radiator



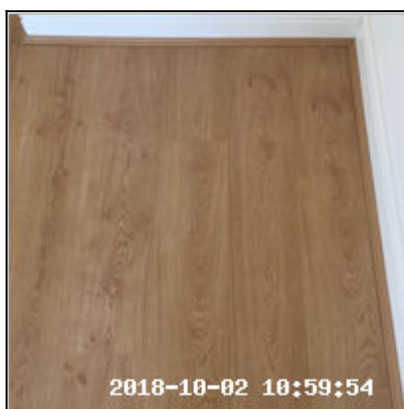
5.8 Radiator

Serial #	Element	Element Description
5.8.1	Radiator	Type & Number Fitted: Double Panel With Convector, x02 Finish: Enamel Features: End Cap x01, Thermostatic (TRV) Valve

5.9 Floor	
Overall Colour:	General Condition:
Pine Effect	Good Condition - No Obvious Faults In Appearance Or Function



5.9 Floor



5.9 Floor



5.9 Floor



5.9 Floor

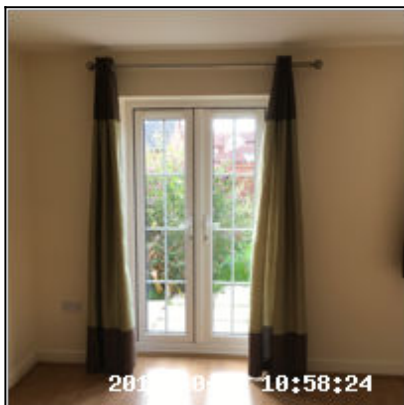


5.9 Floor

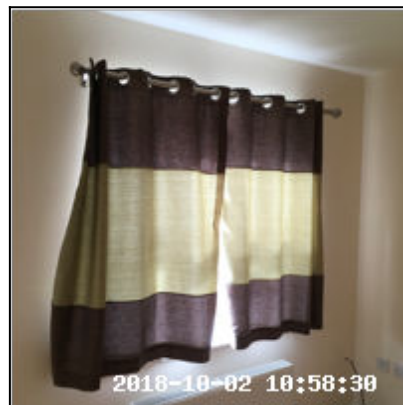
Serial #	Element	Element Description
5.9.1	Floors	Type: Laminate Finish: Light Floorboard Effect Features: Bead Edge To Match, Wall To Wall Fitted, Un-Patterned, Threshold Bar Not Fitted

5.10 Curtains / Shutters / Pole/ Track

Overall Colour:	General Condition:
Green (Dark)	Good Condition - No Obvious Faults In Appearance Or Function



5.10 Curtains / Shutters / Pole/ Track



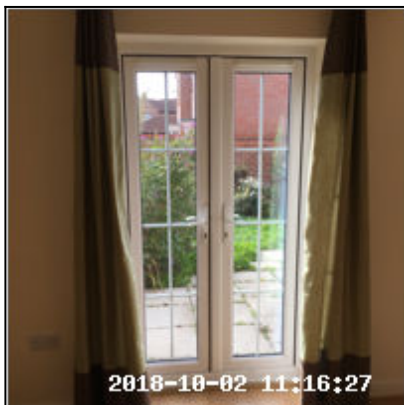
5.10 Curtains / Shutters / Pole/ Track

Serial #	Element	Element Description
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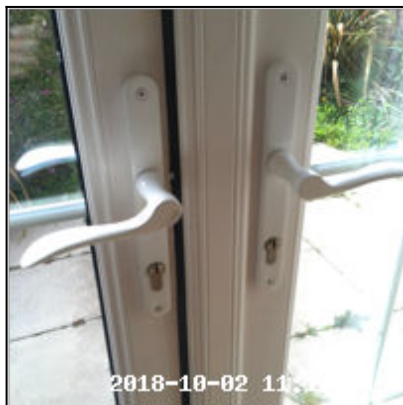
5.10.1	Curtains	Type: Length To Floor, Length To Sill Finish: Cotton Finials : Finials Present x 2 per pole Features: Attached to Pole By Fitted Rings to Curtain, Lined, Patterned
5.10.2	Poles / Track	Type: Pole Finish & Number Fitted: x02, Chrome Features: Finials Plain, Finials x 04

5.11 Rear Patio Door

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.11 Rear Patio Door



5.11 Rear Patio Door



5.11 Rear Patio Door

Serial #	Element	Element Description
5.11.1	Door	Type: Patio Door(s), Rear Door Of Property Finish: UPVC Features: Handles - Lever Style, Door Glass - Double Glazed, Door Glass - With Georgian Inserts, Furniture - Tarnished & Scratched, Furniture - White Enamel/UPVC Effect, Lock - Yale / Chubb Type

5.11.2	Door Frame	Type: UPVC Finish: Frame Coloured - White Features: Furniture - Chrome Effect, Light Marks/Rubs To Inside Frame
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5.12 Broadband Router	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



5.12 Broadband Router

Serial #	Element	Element Description
5.12.1	Broadband Router	Make: BT Finish: UPVC Features: Free Standing, Coaxial Cable, Lead & Plug

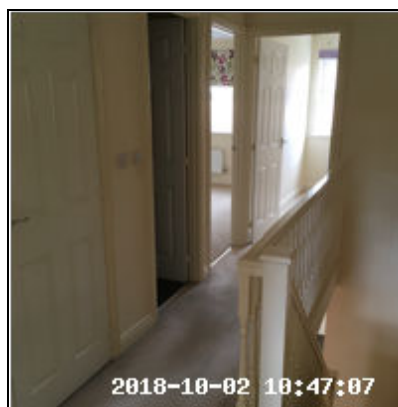
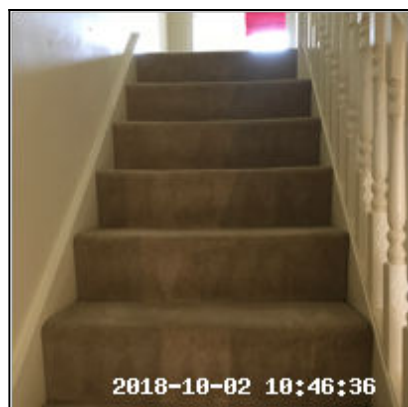
5.13 Telephone	
Overall Colour:	General Condition:
Multi Coloured	Good Condition - No Obvious Faults In Appearance Or Function



5.13 Telephone

Serial #	Element	Element Description
5.13.1	Telephone	Finish: UPVC Features: Base Unit, Cordless Handset, Free Standing, Handset x01, Lead & Plug

6: Stairs / Landing



6.1 Ceiling

Overall Colour:	General Condition:
White	Average- Minor Cosmetic Damage / In Working Condition



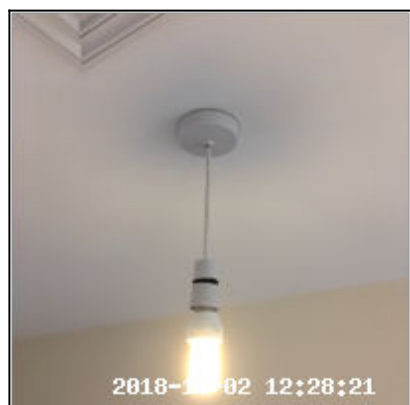
6.1 Ceiling



6.1 Ceiling

Serial #	Element	Element Description
6.1.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted Features: Signs Of Previous Water Damage, Light Marks
6.1.2	Loft Hatch	Type: Hinged - Fold Down Style, UPVC Features: Twist Lock

6.2 Lighting	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.2 Lighting

Serial #	Element	Element Description
6.2.1	Pendant	Type: Rose & Cord, Bayonet, Ceiling Fitted Number Of Fittings: x01 Features: No Shade Fitted, Energy Saving Bulb(s) Per Pendant x01

6.3 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



6.3 Walls



6.3 Walls

Serial #	Element	Element Description
6.3.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
6.3.2	Walls	Type: Plaster - Painted Finish: Painted Features: Old Repairs/Damage Painted Does Not Match Wall Colour, Minor Spot Stains - Lower, Light Rub Marks/Scuffs To Walls - Lower Walls, Finger Marks/Rub Marks Around Switches/sockets

6.4 Switches	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function
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6.4 Switches

Serial #	Element	Element Description
6.4.1	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: Unit Coloured White Effect, UPVC x03

6.5 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.5 Socket Outlet

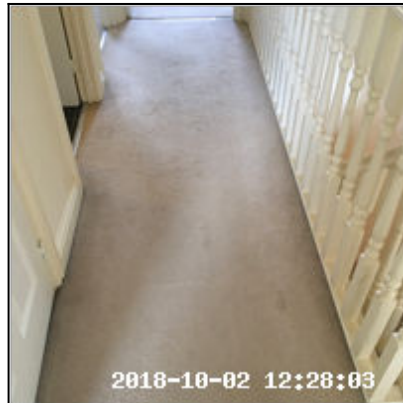
Serial #	Element	Element Description
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6.5.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x01, Unit Coloured White
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6.6 Floor	
Overall Colour:	General Condition:
Beige	Good Condition - No Obvious Faults In Appearance Or Function



6.6 Floor



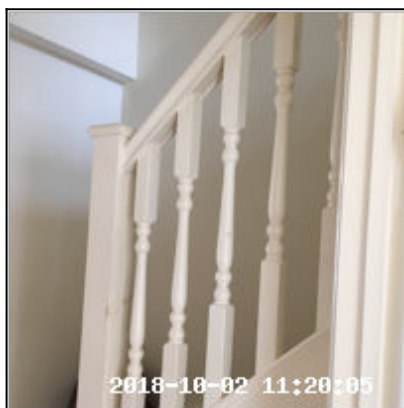
6.6 Floor

Serial #	Element	Element Description
6.6.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Pile Flattened / Discoloured / Worn To Traffic Areas, Threshold Bar - Aluminium, Un-Patterned, Wall To Wall Fitted

6.7 Staircase	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



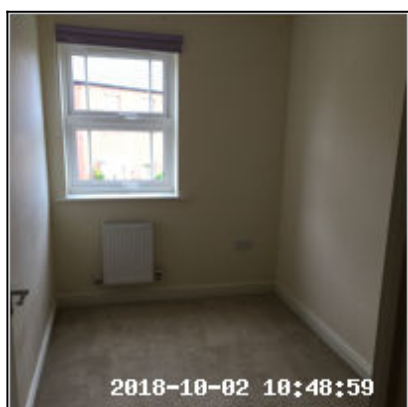
6.7 Staircase



6.7 Staircase

Serial #	Element	Element Description
6.7.1	Banister	Finish: Painted, Wood Features & Number Fitted: x2, Painted White
6.7.2	Newel Post	Type: Painted Features & Number Fitted: End Caps Natural, x2
6.7.3	Spindles / Balusters	Finish: Painted, Wood Features: Decorative - Turned, Painted White

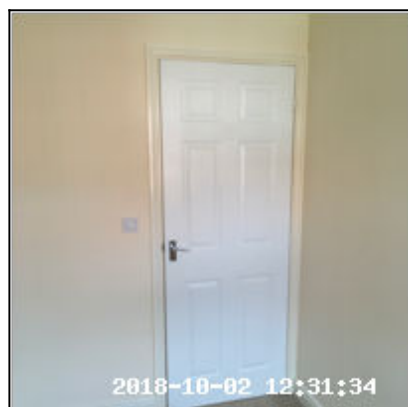
7: Bedroom 1 Front RHS



7.1 Doors

Overall Colour:	General Condition:
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White	Good Condition - No Obvious Faults In Appearance Or Function
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7.1 Doors

Serial #	Element	Element Description
7.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style
7.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

7.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function

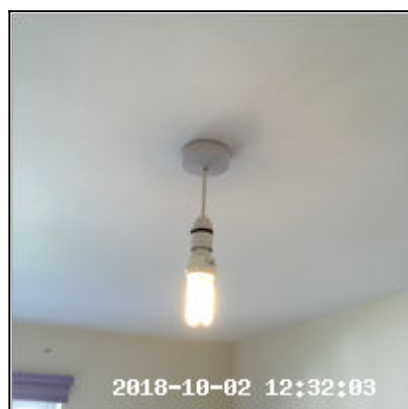


7.2 Ceiling

Serial #	Element	Element Description
7.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted Features: Overpaint/ Paint Splashes to Ceiling From Walls

7.3 Lighting

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



7.3 Lighting

Serial #	Element	Element Description
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7.3.1	Pendant	Type: Rose & Cord, Bayonet, Ceiling Fitted Number Of Fittings: x01 Features: No Shade Fitted, Energy Saving Bulb(s) Per Pendant x01
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7.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



7.4 Walls



7.4 Walls



7.4 Walls

Serial #	Element	Element Description
7.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
7.4.2	Walls	Type: Plaster - Painted Finish: Painted Features: 1-4 Holes In Wall From Previous Fittings , 1-4 Picture Hooks / Nails / Screws To Walls

7.5 Windows	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



7.5 Windows



7.5 Windows

Serial #	Element	Element Description
7.5.1	Sill	Finish & Number Fitted: Painted, x01, Wood Features: Small Marks to Sill Surface
7.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Glazed - Double, Glazed - Georgian Inserts, Handles - White Effect, Lever Handles, Overpaint To Handles

7.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



7.6 Switches

Serial #	Element	Element Description
7.6.1	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: Unit Coloured White Effect, UPVC x01

7.7 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



7.7 Socket Outlet

Serial #	Element	Element Description
7.7.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Unit Coloured White, UPVC x02

7.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



7.8 Radiator



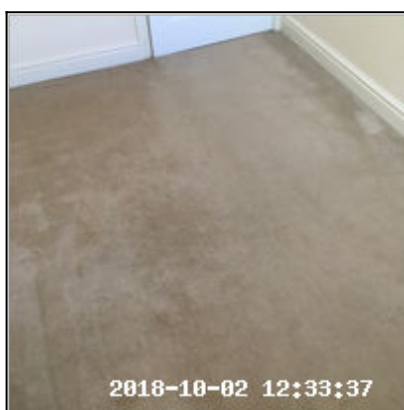
7.8 Radiator

Serial #	Element	Element Description
7.8.1	Radiator	Type & Number Fitted: Double Panel With Convactor Finish: Enamel Features: End Cap x01, Thermostatic (TRV) Valve, Light Marks/ Chips Present

7.9 Floor	
Overall Colour:	General Condition:
Beige	Good Condition - No Obvious Faults In Appearance Or Function



7.9 Floor



7.9 Floor

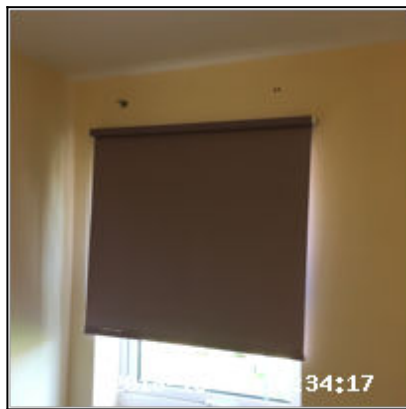


7.9 Floor

Serial #	Element	Element Description
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7.9.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Pile Flattened / Discoloured / Worn To Traffic Areas, Threshold Bar - Aluminium, Un-Patterned, Wall To Wall Fitted, Light Indentations From Previous Furniture, Light Staining to Surface
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7.10 Blinds	
Overall Colour:	General Condition:
Purple	Good Condition - No Obvious Faults In Appearance Or Function



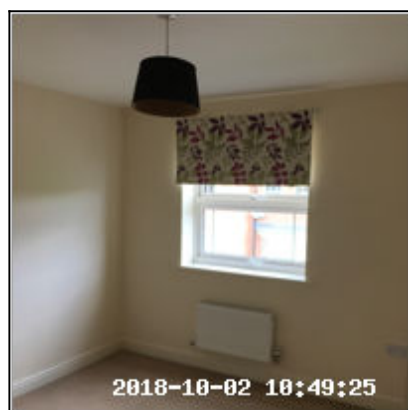
7.10 Blinds



7.10 Blinds

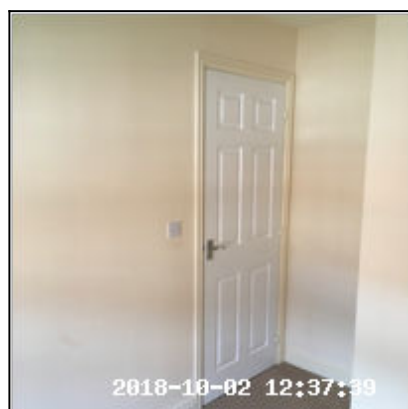
Serial #	Element	Element Description
7.10.1	Blinds	Type & Number Fitted: Roller, x01 Finish: Cotton Features: Cord Attached To Wall Bracket, Pull Cords

8: Bedroom 2 Front LHS



8.1 Doors

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



8.1 Doors

Serial #	Element	Element Description
8.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style
8.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

8.2 Ceiling

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



8.2 Ceiling

Serial #	Element	Element Description
8.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted

8.3 Lighting

Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



8.3 Lighting

Serial #	Element	Element Description
8.3.1	Pendant	Type: Rose & Cord, Bayonet, Ceiling Fitted Number Of Fittings: x01 Features: No Shade Fitted, Energy Saving Bulb(s) Per Pendant x01

8.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



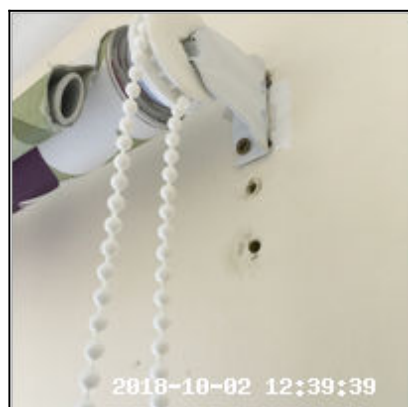
8.4 Walls



8.4 Walls



8.4 Walls



8.4 Walls



8.4 Walls

Serial #	Element	Element Description
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8.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
8.4.2	Walls	Type: Plaster - Painted Finish: Painted Features: Light Rub Marks/Scuffs To Walls - Mid Walls, Light Rub Marks/Scuffs To Walls - Lower Walls, Light Marks Present - Lower Walls, 1-4 Holes In Wall From Previous Fitments , 1-4 Picture Hooks / Nails / Screws To Walls

8.5 Windows

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



8.5 Windows

Serial #	Element	Element Description
8.5.1	Sill	Finish & Number Fitted: Painted, x01, Wood Features: Small Marks to Sill Surface
8.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Glazed - Double, Glazed - Georgian Inserts, Handles - White Effect, Lever Handles, Overpaint To Handles

8.6 Switches

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



8.6 Switches

Serial #	Element	Element Description
8.6.1	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: Unit Coloured White Effect

8.7 Socket Outlet

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



8.7 Socket Outlet

Serial #	Element	Element Description
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8.7.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Unit Coloured White, UPVC x02
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8.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



8.8 Radiator

Serial #	Element	Element Description
8.8.1	Radiator	Type & Number Fitted: Double Panel With Convector Finish: Enamel Features: End Cap x01, Thermostatic (TRV) Valve

8.9 Floor	
Overall Colour:	General Condition:
Beige	Good Condition - No Obvious Faults In Appearance Or Function



8.9 Floor



8.9 Floor

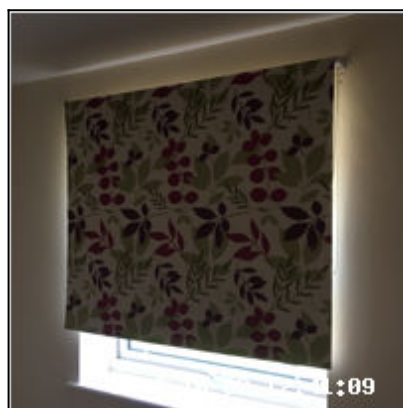
Serial #	Element	Element Description
8.9.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Pile Flattened / Discoloured / Worn To Traffic Areas, Threshold Bar - Aluminium, Un-Patterned, Wall To Wall Fitted, Light Indentations From Previous Furniture

8.10 Blinds

Overall Colour:	General Condition:
Multi Coloured	Good Condition - No Obvious Faults In Appearance Or Function



8.10 Blinds



8.10 Blinds

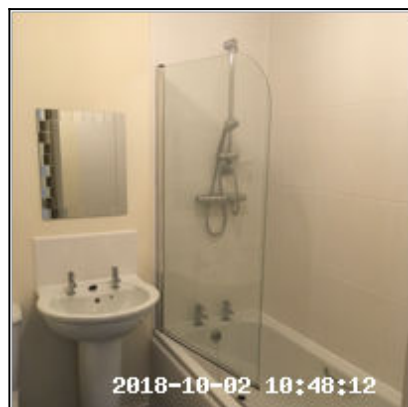


8.10 Blinds

Serial #	Element	Element Description
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8.10.1	Blinds	Type & Number Fitted: Roller, x01 Finish: Cotton Features: Pull Cords, Cord Not Attached to Wall Bracket, Cord Safety Sign Seen, Stains to Surface
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9: Bathroom



9.1 Doors

Overall Colour:	General Condition:
White	Average- Minor Cosmetic Damage / In Working Condition



9.1 Doors

Serial #	Element	Element Description
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9.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style, Lock - Thumb Turn
9.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect, Light Marks/Rubs To Inside Frame, Paint Flaking To Contact Areas

Serial #	Door - Observation - (Inventory)
9.1.1	Door Not Closing Properly -appears to Be Slightly Leaning To Left



9.1.1 Door Not Closing Properly -appears to Be Slightly Leaning To Left

9.2 Ceiling	
Overall Colour:	General Condition:
White	Average- Minor Cosmetic Damage / In Working Condition



9.2 Ceiling



9.2 Ceiling

Serial #	Element	Element Description
9.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted Features: Signs Of Previous Water Damage, Light Marks

9.3 Lighting	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



9.3 Lighting

Serial #	Element	Element Description
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9.3.1	Surface Mounted	Type: Ceiling Mounted Bathroom IP65 Finish & Number Of Fittings: Bulbs Per Unit x01, UPVC Effect, Unit X01 Features: No Shade
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9.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



9.4 Walls



9.4 Walls



9.4 Walls

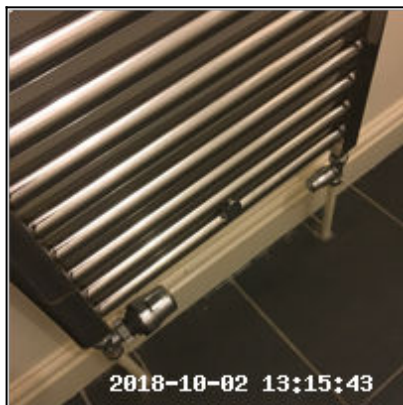
Serial #	Element	Element Description
9.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
9.4.2	Tiling	Type: Part Tiled, Tiled Behind Basin, Tiled Behind Bath To Ceiling, Tiled Behind Shower To Ceiling Finish & Tile Colour: Grout - White, Tiles - Smooth Surface, White Features: Edging Strip - UPVC
9.4.3	Walls	Type: Plaster - Painted, Tiled - Part Finish: Painted Features: Very Light Marks Present - Lower, Very Light Marks Present - Upper

9.5 Radiator

Overall Colour:	General Condition:
Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function



9.5 Radiator



9.5 Radiator

Serial #	Element	Element Description
9.5.1	Radiator	Type & Number Fitted: x01, Heated Towel Rail Finish: Mirror Faced/Chrome Features: End Cap x01, Thermostatic (TRV) Valve

9.6 Floor

Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



9.6 Floor



9.6 Floor



9.6 Floor

Serial #	Element	Element Description
9.6.1	Floors	Type: Tiled Finish: Ceramic Tiling Features: Grout - To Match, Light Staining to Surface, Threshold Bar - Aluminium, Un-Patterned, Wall To Wall Fitted

9.7 Extractor Fan	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



9.7 Extractor Fan

Serial #	Element	Element Description
9.7.1	Extractor Fan	Make: GreenVac Finish: UPVC Features: Vent, Vent Dusty/Surface

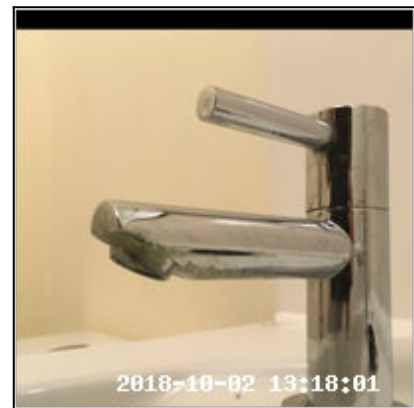
9.8 Basin	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



9.8 Basin



9.8 Basin



9.8 Basin

Serial #	Element	Element Description
9.8.1	Basin	Type: Wall Mounted - With Pedestal, Single Finish: Ceramic Bowl, Furniture - Chrome Effect Features: Limescale to Tap Spout, Overflow, Taps - Single, Plug & Chain

9.9 Toilet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



9.9 Toilet



9.9 Toilet

Serial #	Element	Element Description
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9.9.1	Toilet	Type: Floor Mounted Finish: Ceramic / Resin, To Match Suite Features: Flush - Double Button, Cistern Panel Access, Furniture - Chrome Effect, Seat & Lid - UPVC / Resin, Seat & Lid To Match
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9.10 Bath	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



9.10 Bath



9.10 Bath



9.10 Bath



9.10 Bath



9.10 Bath

Serial #	Element	Element Description
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9.10.1	Bath	Type: Single Ended Bath, Straight Bath, To Match Suite Finish: Acrylic Features: Furniture - Chrome Effect, Limescale to Tap Spout, Plug & Chain, Taps - Single x02, Overflow
9.10.2	Bath Side Panel	Type: UPVC Moulded Finish: To Match Bath

9.11 Shower

Overall Colour:	General Condition:
Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function



9.11 Shower

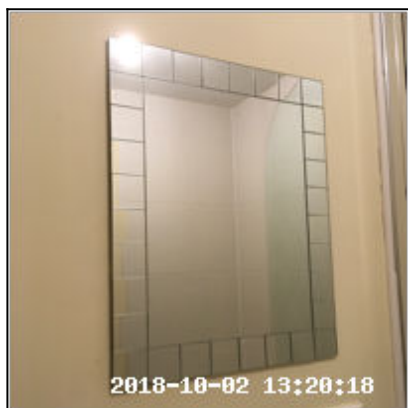


9.11 Shower



9.11 Shower

Serial #	Element	Element Description
9.11.1	Shower	Type: Make Unknown Finish: Metal Body, Chrome Effect Features: Flexible Hose, Light Limescale to Shower Head/ Hose, Riser Bar, Shower Head, Soap Dish
9.11.2	Shower - Enclosure / Screen	Type: Screen Finish: Glass Screen - Clear Features: D-End Glass Screen, Furniture - Chrome Effect, Hinged Door, Screen Fitted Over Bath



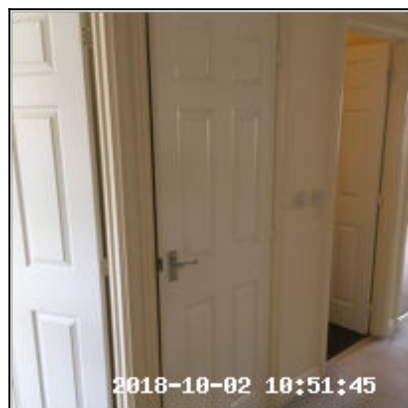
9.12 Accessories

10: Airing Cupboard



10.1 Doors

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



10.1 Doors

Serial #	Element	Element Description
10.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style
10.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

10.2 Walls

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



10.2 Walls



10.2 Walls

Serial #	Element	Element Description
10.2.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
10.2.2	Walls	Type: Plaster - Painted Finish: Painted Features: Light Rub Marks/Scuffs To Walls - Upper Walls, Light Rub Marks/Scuffs To Walls - Mid Walls

10.3 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



10.3 Switches

Serial #	Element	Element Description
10.3.1	Fused	Type: For Boiler, Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White Features: LED Indicator

10.4 Hot Water Cylinder	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function



10.4 Hot Water Cylinder



10.4 Hot Water Cylinder

Serial #	Element	Element Description
10.4.1	Hot Water Cylinder	Type: Indirect Features: Thermostat, Wired Into Fused Socket / Switch, Wired Into Central Heating Control Insulation Type: Insulation Jacket

11: Bedroom 3 Rear RHS



11.1 Doors

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



11.1 Doors

Serial #	Element	Element Description
11.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style, Light Marks/ Rubs to Inside of Door - Upper
11.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

11.2 Ceiling

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function

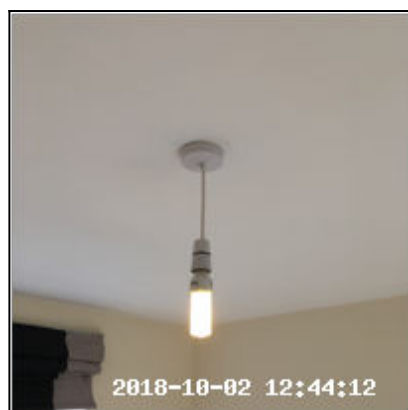


11.2 Ceiling

Serial #	Element	Element Description
11.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted

11.3 Lighting

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



11.3 Lighting

Serial #	Element	Element Description
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11.3.1	Pendant	Type: Rose & Cord, Bayonet, Ceiling Fitted Number Of Fittings: x01 Features: No Shade Fitted, Energy Saving Bulb(s) Per Pendant x01
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11.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



11.4 Walls



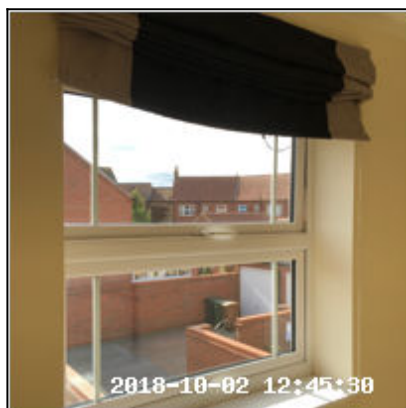
11.4 Walls



11.4 Walls

Serial #	Element	Element Description
11.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
11.4.2	Walls	Type: Plaster - Painted Finish: Painted Features: Light Marks Present - Lower Walls, Light Marks Present - Mid Wall Areas, Light Marks Present - Upper Walls, Light Scratches to Walls

11.5 Windows	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



11.5 Windows

Serial #	Element	Element Description
11.5.1	Sill	Finish & Number Fitted: Painted, x01, Wood
11.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Glazed - Double, Glazed - Georgian Inserts, Handles - White Effect, Lever Handles

11.6 Switches

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



11.6 Switches

Serial #	Element	Element Description
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11.6.1	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: Unit Coloured White Effect
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11.7 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



11.7 Socket Outlet

Serial #	Element	Element Description
11.7.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Unit Coloured White, UPVC x02

11.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



11.8 Radiator

Serial #	Element	Element Description
11.8.1	Radiator	Type & Number Fitted: Double Panel With Convector Finish: Enamel Features: End Cap x01, Thermostatic (TRV) Valve

11.9 Floor	
Overall Colour:	General Condition:
Beige	Good Condition - No Obvious Faults In Appearance Or Function



11.9 Floor



11.9 Floor

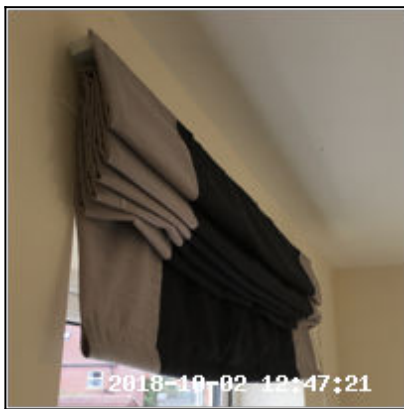


11.9 Floor

Serial #	Element	Element Description
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11.9.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Pile Flattened / Discoloured / Worn To Traffic Areas, Threshold Bar - Aluminium, Un-Patterned, Wall To Wall Fitted, Light Indentations From Previous Furniture, Light Staining to Surface
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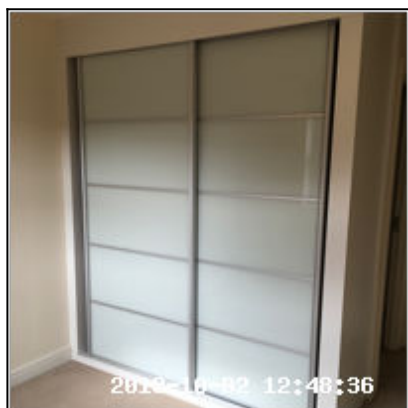
11.10 Blinds	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



11.10 Blinds

Serial #	Element	Element Description
11.10.1	Blinds	Type & Number Fitted: x01, Roman Finish: Cotton Features: Pull Cords, Cord Not Attached to Wall Bracket, Cord Safety Sign Not Seen Comments: Could Not Lower The Blinds For Full Inspection

11.11 Wardrobe	
Overall Colour:	General Condition:
Silver Effect	Good Condition - No Obvious Faults In Appearance Or Function



11.11 Wardrobe



11.11 Wardrobe



11.11 Wardrobe

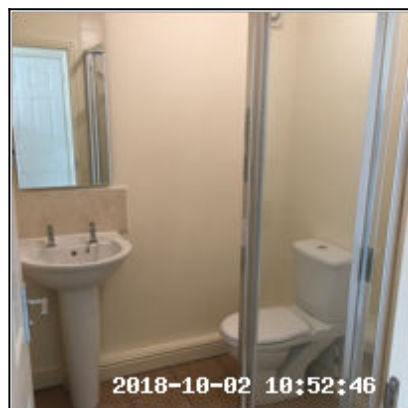


11.11 Wardrobe

Property of PIMS Ltd

Serial #	Element	Element Description
11.11.1	Wardrobe	<p>Type & Number Fitted: Built In, x01</p> <p>Finish: Double Doors, Melamine, Sliding Doors</p> <p>Features: Floor same as room, Hanging Rail x02, Scratches And Scuffs to Walls, Shelves x03, Drawers x03</p>

12: En-Suite Shower Room



12.1 Doors

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



12.1 Doors

Serial #	Element	Element Description
12.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style, Lock - Thumb Turn
12.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

12.2 Ceiling

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



12.2 Ceiling

Serial #	Element	Element Description
12.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted

12.3 Lighting

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



12.3 Lighting

Serial #	Element	Element Description
12.3.1	Surface Mounted	Type: Ceiling Mounted Bathroom IP65 Finish & Number Of Fittings: Bulbs Per Unit x01, UPVC Effect, Unit X01 Features: No Shade

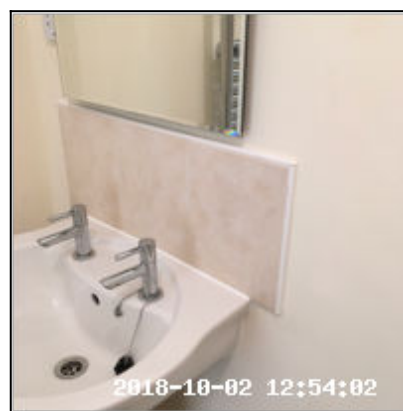
12.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



12.4 Walls



12.4 Walls



12.4 Walls

Serial #	Element	Element Description
12.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted
12.4.2	Tiling	Type: Part Tiled, Tiled Behind Basin, Tiled Behind Shower To Ceiling Finish & Tile Colour: Beige, Grout - White, Tiles - Smooth Surface Features: Edging Strip - UPVC, Feature Tiles Fitted Occasionally

12.4.3	Walls	Type: Plaster - Painted Finish: Painted Features: Very Light Marks Present - Lower
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12.5 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



12.5 Socket Outlet

Serial #	Element	Element Description
12.5.1	Shaving Point	Type: Wall Mounted, Single Unit Finish: UPVC, Unit Coloured White

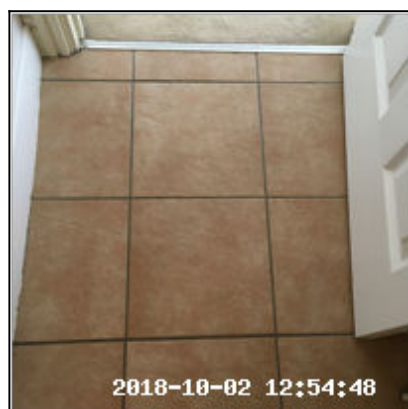
12.6 Radiator	
Overall Colour:	General Condition:
Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function



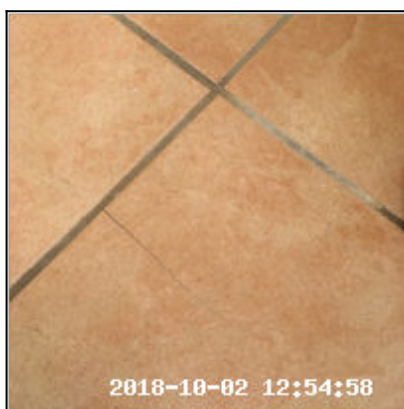
12.6 Radiator

Serial #	Element	Element Description
12.6.1	Radiator	Type & Number Fitted: x01, Heated Towel Rail Finish: Mirror Faced/Chrome Features: End Cap x01, Thermostatic (TRV) Valve

12.7 Floor	
Overall Colour:	General Condition:
Beige	Good Condition - No Obvious Faults In Appearance Or Function



12.7 Floor



12.7 Floor



12.7 Floor

Serial #	Element	Element Description
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12.7.1	Floors	Type: Tiled Finish: Ceramic Tiling Features: Wall To Wall Fitted, Un-Patterned, Grout - Grey, Threshold Bar - Aluminium Comments: Small Crack To Tile Near WC
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12.8 Extractor Fan	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



12.8 Extractor Fan

Serial #	Element	Element Description
12.8.1	Extractor Fan	Make: GreenVac Finish: UPVC Features: Vent, Vent Dusty/Surface

12.9 Basin	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



12.9 Basin



12.9 Basin



12.9 Basin

Serial #	Element	Element Description
12.9.1	Basin	Type: Wall Mounted - With Pedestal, Single Finish: Ceramic Bowl, Furniture - Chrome Effect Features: Limescale to Tap Spout, Overflow, Taps - Single, Plug & Chain

12.10 Toilet

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



12.10 Toilet



12.10 Toilet

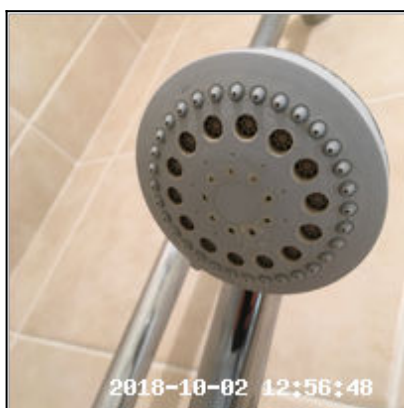
Serial #	Element	Element Description
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12.10.1	Toilet	Type: Floor Mounted Finish: Ceramic / Resin, To Match Suite Features: Flush - Double Button, Cistern Panel Access, Furniture - Chrome Effect, Seat & Lid - UPVC / Resin, Seat & Lid To Match
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12.11 Shower	
Overall Colour:	General Condition:
Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function



12.11 Shower



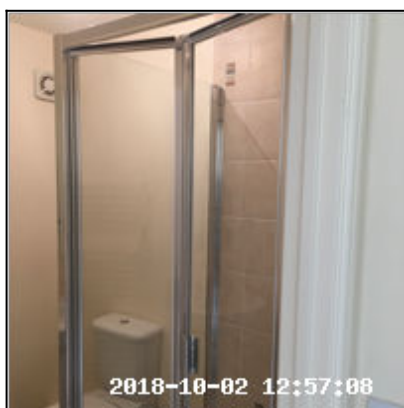
12.11 Shower



12.11 Shower



12.11 Shower



12.11 Shower



12.11 Shower

Serial #	Element	Element Description
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12.11.1	Shower	Type: Make Unknown Finish: Chrome Effect Features: Flexible Hose, Light Limescale to Shower Head/ Hose, Soap Dish, Shower Head
12.11.2	Shower - Enclosure / Screen	Type: Cubical Finish: Cubical Fully Tiled, Glass Screen - Clear Features: Folding Door / Screen, Furniture - Chrome Effect, Tray Waste To Match

12.12 Accessories

Overall Colour:	General Condition:
None	Brand New / Newly Refurbished Condition



12.12 Accessories

Serial #	Element	Element Description
12.12.1	Mirror	Type: Large, Medium, Wall Fitted Finish: Not Framed Features: x01

13: Bedroom 4 Rear LHS



13.1 Doors

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



13.1 Doors

Serial #	Element	Element Description
13.1.1	Door	Type: Panelled - 6 Cavity Finish: Satin Wood Grained Features: Furniture - Chrome Effect, Handles - Lever Style
13.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - Cream Features: Furniture - Chrome Effect

13.2 Ceiling

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function

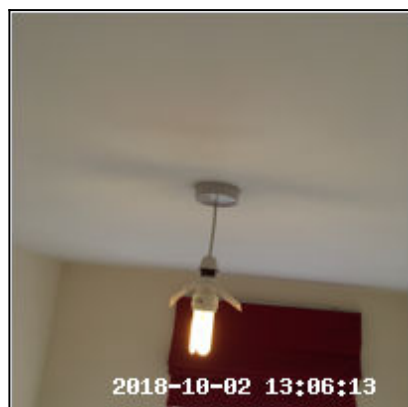


13.2 Ceiling

Serial #	Element	Element Description
13.2.1	Ceiling	Type: Plaster Finish: Smooth Surface, Plaster - Painted

13.3 Lighting

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



13.3 Lighting

Serial #	Element	Element Description
13.3.1	Pendant	Type: Rose & Cord, Bayonet, Ceiling Fitted Number Of Fittings: x01 Features: No Shade Fitted, Energy Saving Bulb(s) Per Pendant x01

13.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function



13.4 Walls



13.4 Walls



13.4 Walls

Serial #	Element	Element Description
13.4.1	Skirting Boards	Type: Wood, Moulded To Edge Finish: Colour White, Gloss Painted Features: Cracks/Gaps Where Skirting Board Meets Wall/Corners, Overpaint to Skirting
13.4.2	Walls	Type: Plaster - Painted Finish: Painted

13.5 Windows	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



13.5 Windows



13.5 Windows

Serial #	Element	Element Description
13.5.1	Sill	Finish & Number Fitted: Painted, x01, Wood
13.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Glazed - Double, Glazed - Georgian Inserts, Handles - White Effect, Lever Handles, Overpaint To Handles

13.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



13.6 Switches

Serial #	Element	Element Description
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13.6.1	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: Unit Coloured White Effect
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13.7 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



13.7 Socket Outlet

Serial #	Element	Element Description
13.7.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Unit Coloured White, UPVC x02

13.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



13.8 Radiator

Serial #	Element	Element Description
13.8.1	Radiator	Type & Number Fitted: Double Panel With Convactor Finish: Enamel Features: End Cap x01, Thermostatic (TRV) Valve

13.9 Floor	
Overall Colour:	General Condition:
Beige	Good Condition - No Obvious Faults In Appearance Or Function



13.9 Floor



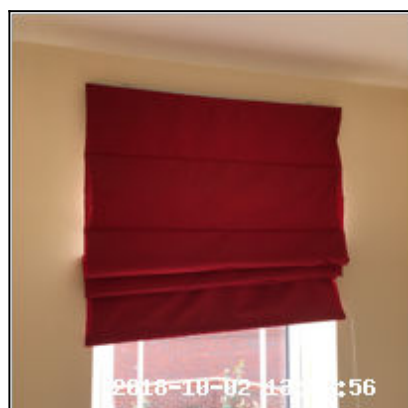
13.9 Floor

Serial #	Element	Element Description
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13.9.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Pile Flattened / Discoloured / Worn To Traffic Areas, Threshold Bar - Aluminium, Un-Patterned, Wall To Wall Fitted, Light Indentations From Previous Furniture
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13.10 Blinds

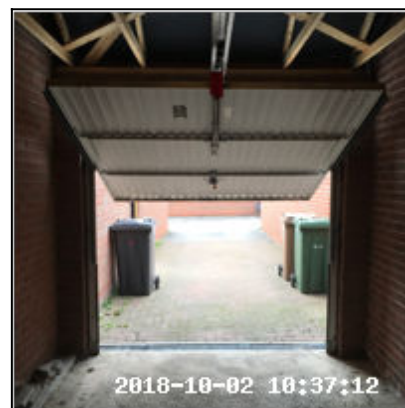
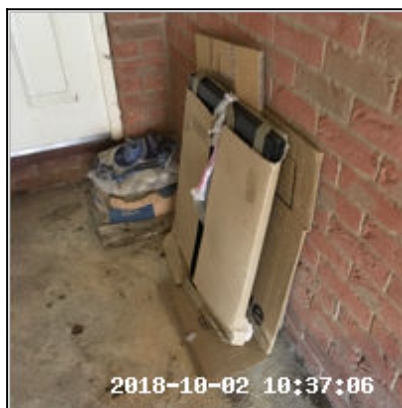
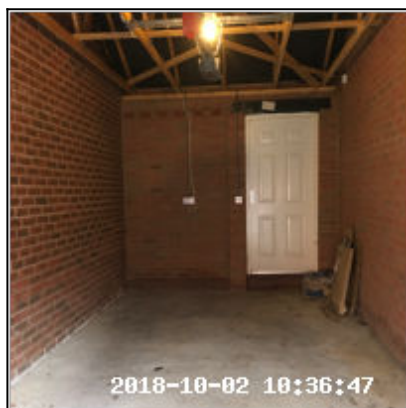
Overall Colour:	General Condition:
Purple	Good Condition - No Obvious Faults In Appearance Or Function



13.10 Blinds

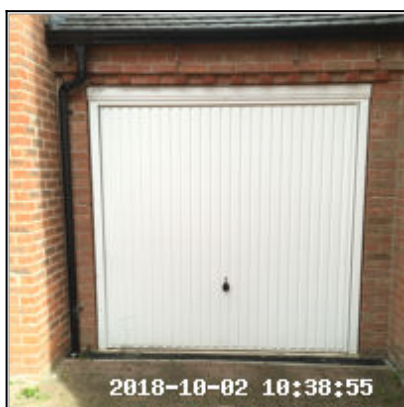
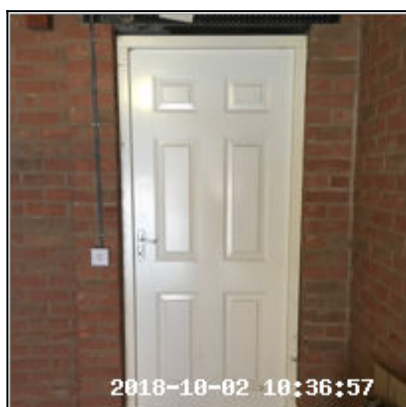
Serial #	Element	Element Description
13.10.1	Blinds	Type & Number Fitted: Roller, x01 Finish: Cotton Features: Cord Attached To Wall Bracket, Cord Not Attached to Wall Bracket, Pull Cords

14: Garage



14.1 Doors

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



14.1 Doors

14.1 Doors

Serial #	Element	Element Description
14.1.1	Door	Type: Up & Over Finish: Metal, Painted Features: Exterior Weathered, Furniture - Bakelite Effect, Handles - Knob Style, Lock - Yale / Chubb Type, Surface Scratches - Outside of Door
14.1.2	Door Frame	Type: Wood Finish: Painted, Frame Coloured - White

14.2 Walls

Overall Colour:	General Condition:
None	Good Condition - No Obvious Faults In Appearance Or Function



14.2 Walls



14.2 Walls

Serial #	Element	Element Description
14.2.1	Walls	Type: Exposed Brick

14.3 Switches

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



14.3 Switches

Serial #	Element	Element Description
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14.3.1	Single Switch	Type: For Light, Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White Effect Features: Dusty to Top
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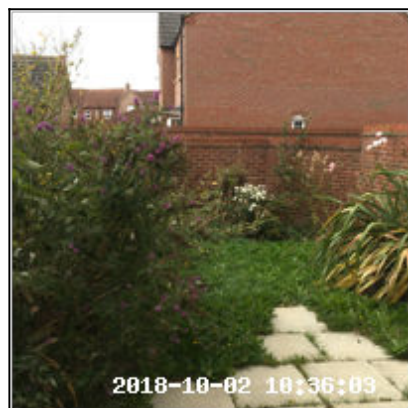
14.4 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



14.4 Socket Outlet

Serial #	Element	Element Description
14.4.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x01, Unit Coloured White

15: Garden (Rear)



15.1 Driveway

Overall Colour:	General Condition:
None	Good Condition - No Obvious Faults In Appearance Or Function



15.1 Driveway

Serial #	Element	Element Description
15.1.1	Driveway	Type: Double Finish: Mono Block

15.2 Satellite Dish

Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



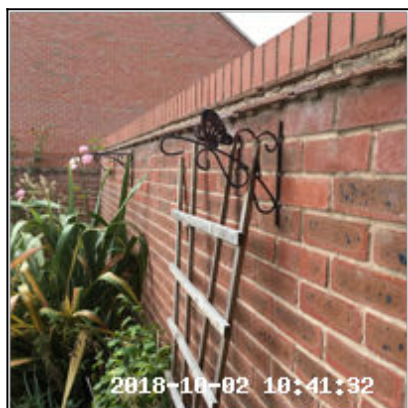
15.2 Satellite Dish

15.3 Bench/Chairs	
Overall Colour:	General Condition:
Brown	Good Condition - No Obvious Faults In Appearance Or Function



15.3 Bench/Chairs

15.4 Garden Walls	
Overall Colour:	General Condition:
Brown	Good Condition - No Obvious Faults In Appearance Or Function



15.4 Garden Walls



15.4 Garden Walls

Serial #	Element	Element Description
15.4.1	Wall - Exterior	Type: Brick Finish: Brick, Natural Features: Gate Wood, Lock To Gate, Slide Bolt

15.5 Lighting - Outside

Overall Colour:	General Condition:
Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function



15.5 Lighting - Outside

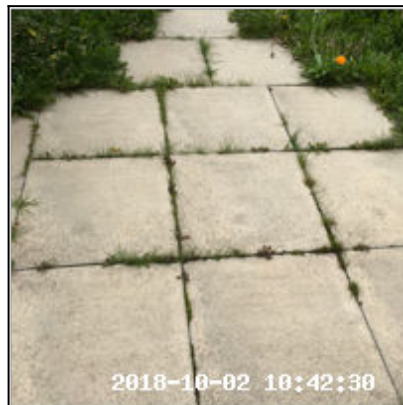
Serial #	Element	Element Description
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15.5.1	Lighting - Outside	Type: Door / Patio, Uplighter, Wall Mounted Finish: Metal Casing Features & Number Fitted: Bulb, x1, Glass - Frosted
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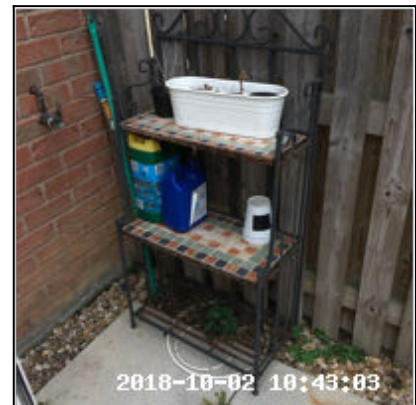
15.6 Hard Area	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function



15.6 Hard Area



15.6 Hard Area



15.6 Hard Area

Serial #	Element	Element Description
15.6.1	Hard Area	Type: Slabs Features: Light Weeds to Surface, Potted Plants Present Comments: Small Garden Shelf Present With Miscellaneous Items

15.7 Grassed/Planted Areas	
Overall Colour:	General Condition:
Green (Dark)	Good Condition - No Obvious Faults In Appearance Or Function

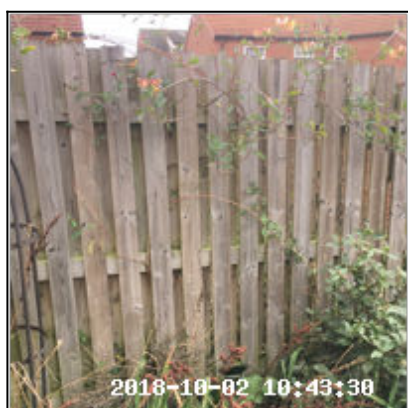


15.7 Grassed/Planted Areas

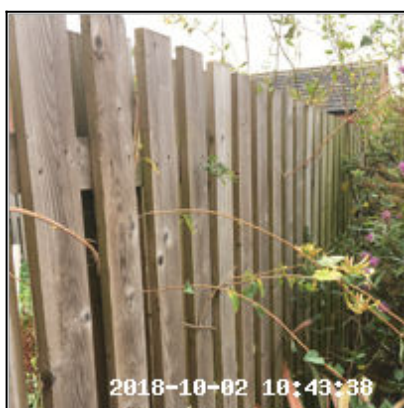


15.7 Grassed/Planted Areas

Serial #	Element	Element Description
15.7.1	Grassed Areas	Type: Laid With Grass, Planted Border Finish: All Areas Need Attention - Grass Cutting & Weeding Etc

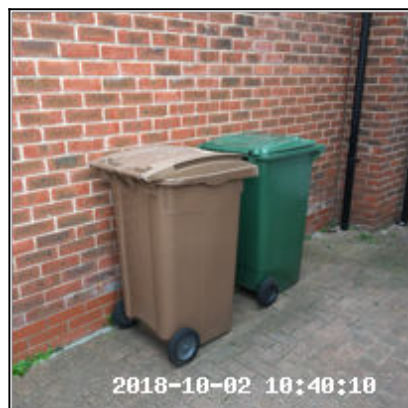


15.8 Fence



15.8 Fence

15.8 Refuse Bins	
Overall Colour:	General Condition:
Multi Coloured	Good Condition - No Obvious Faults In Appearance Or Function



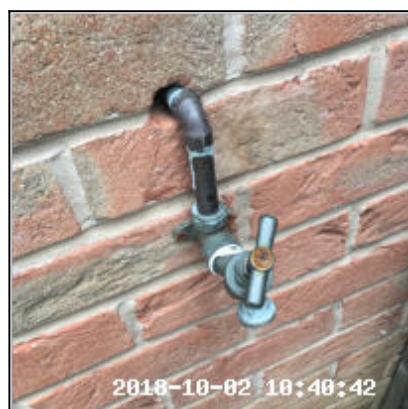
15.8 Refuse Bins



15.8 Refuse Bins

Serial #	Element	Element Description
15.8.1	Refuse Bins	Finish: UPVC Features: Full of Refuse Type & No Of: X 01 of Above, Outdoor Domestic

15.9 External Tap	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function



15.9 External Tap

15.10 Plant Pots	
Overall Colour:	General Condition:

Beige	Good Condition - No Obvious Faults In Appearance Or Function
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15.10 Plant Pots

CHRONOLOGICAL LIST OF OBSERVATIONS (Inventory)

Serial #	Location & Supporting Text	Supporting Photographs
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2.1.1	Entrance Hallway Doors / Door Door Bell Not Working
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9.1.1	Bathroom Doors / Door Door Not Closing Properly -appears to Be Slightly Leaning To Left
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Guidance Notes And Signatures

INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Please complete your full details below including email address and signature. By adding your email address you will automatically be sent a copy of the report.

Question:

"Who should complete the below requested information?"

Answer:

1. To be completed by all Tenants present at Check In
2. To be completed by all representatives of Tenants present at Check In

Question:

"Who should complete full details including email address but NOT signature?"

Answer:

1. Tenants who are present should complete the details of the other parties to the tenancy who are not present, including their full names and email addresses so that a copy of the report can be sent to them via email.

DECLARATION FOR TENANTS AND THIER REPRESENTATIVES PRESENT AT CHECK IN:

Great care and effort has been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property its fixtures and fittings at the time of Check In. It is your responsibilty to check this inspection document and report any discrepancies to the Agent / Landlord within seven days of the start of the tenancy.

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm that we understand the document we have received and receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents:

No Tenant(s) or Representatives of the Tenant(s) where present at the Inventory Report.

Details & Signature Of Clerk:

I Confirm that this report reflects my assessment of the property.

Assessor First Name	Assessor Last Name	Assessor Signature
Emma	Hamilton	