

PiMS Ltd

PROFESSIONAL INVENTORY MANAGEMENT SERVICES LTD

Inventory & Check In Report

For

19 Vulcan View, Glebe Park, Lincoln, LN2 4RH

Date Of Report - 13-05-2015

Report Prepared By - Emma Hamilton



Report Instructed By -Town & Country Lettings



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About the Report

This Report:

This report provides an impartial and easy to follow Inventory / Check In / Check Out / Schedule of Condition for each of the main features of the property on a room by room basis, together with details of its contents if present. It has been prepared on the understanding that where no comment on the condition of an element or item is made by the inventory assessor, the element or item is taken to be in good serviceable condition and without defects. This report will specifically comment on, and identify defects or elements in poor condition that have been observed during the inspection and will be described in the narrative of the report / evidenced in the photographs contained in the report.

Where the words 'silver', 'chrome', 'oak', 'pine', etc are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt.

Where an inventory report is compiled at an old property, it must be understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

What this report does not tell you:

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or Valuer. 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. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

What is inspected?

The inventory assessor carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the exterior elements, gardens, contents and any permanent outbuildings. Inaccessible areas and loft areas will not be inspected.

Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc.

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.

About the Inspection

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.

Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors

On the occasion that inventory clerk has been instructed by the Landlord / Agent, in writing or 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 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. This makes the report succinct, easy to read and saves time flipping from one report to another, time and time again making this new style report 80% faster to check than traditional methods. Ask us for more information.

All Reports Available in 58+ Languages

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.

Tenant guidance notes

It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required. If these receipts are available to the clerk when conducting the Check Out they will be photographed into the report.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

CARPETS should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl / tiled flooring should be left clean and free from cracks or tears.

CURTAINS should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.

The **DECOR** throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good, with painting in to match the surrounding wall colour / shade. Charges may also be incurred where excessive wear is noted or the colour / shade of paint differs from the surrounding / original wall colour.

Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors will be considered a cleaning issue.

FRIDGES / FREEZERS should be defrosted and left switched off and open to avoid smelling.

APPLIANCES - Cookers, Ovens, Hobs, Extractor Hoods and Microwaves should be cleaned of burnt on deposits and grease and doors / seals cleaned.

OTHER APPLIANCES - Tumble Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors / seals cleaned.

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 tenant's 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.

GARDENS - Where applicable should be left in a neat and tidy order, the lawns having been cut,

borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

IMPORTANT:

This report must be signed by the tenant(s) and returned / or amendments submitted, to the issuing agent within 7 days from the commencement of the tenancy. If the report is not returned by the tenants within this timescale, any future discrepancies will not be admissible.

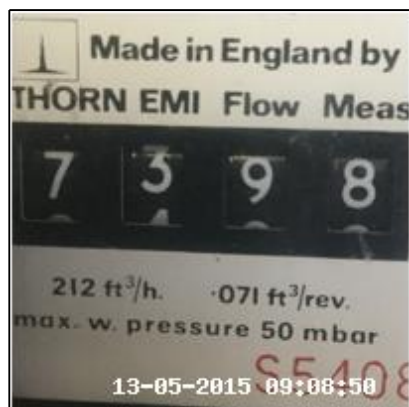
Property Information

General:

Property Furnished	Furnished
Property Type	Apartment / Flat
Property Style	Purpose Built
Stopcock Location	Under Sink
Security Alarm	None

Utility Meters:

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Gas Meter	Outside Cupboard	S540878	7398	Tariff	None	13-05-2015



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Outside Cupboard	Z9872662	37944	Tariff	None	13-05-2015



Keys And Sundries: (4)

Item	Type	Location	Serial #	No. Issued (Check-In)
1	Window Keys	All	None	3
Comment:	Found In Property - Left In Top Drawer Of Kitchen			



Item	Type	Location	Serial #	No. Issued (Check-In)
2	Miscellaneous	Radiator Bleed Key	None	1
Comment:	Found In Property - Left In Top Drawer Of Kitchen			



Item	Type	Location	Serial #	No. Issued (Check-In)
3	Mortice Key	Front Door - Lower	None	2
Comment:	None			



Item	Type	Location	Serial #	No. Issued (Check-In)
4	Yale Key	Front Door - Upper	None	2
Comment:	None			



Safety:

Type	Status	Comment	Valid To Date
Windows Locks / Keys	Present	No Lock To En-Suite Windows	NA

Smoke Alarms & CO2 Detectors:

Type	Location	Status	Comment	Date Tested
Smoke Detector	Entrance Hallway	Tested For Power Only - Not Working	None	13-05-2015



Type	Location	Status	Comment	Date Tested
Smoke Detector	Kitchen	Tested For Power Only - Working	Free Standing	13-05-2015



Type	Location	Status	Comment	Date Tested
CO2 Detector	Kitchen - Boiler Cupboard	Tested For Power Only - Working	Free Standing	13-05-2015



Inspection Notes:

Landlord Has Advised That Carpet Will Be Replaced In June 2015

[illegible]

Clive Anderson *CA*

Inspection Areas:

1: Entrance Hallway



1.1 Doors

Overall Colour:	General Condition:
Red	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.1.1	Door	Type: Panelled - Glazed Finish: Wood, Painted Features: Bell Push - Exterior, Door Glass - Safety Type, Furniture - Brass Effect, Furniture - Chrome Effect, Furniture - Tarnished & Scratched, Handles - Pull Style, Letter Box - Entry, Letter Box - Front Cover, Letter Box - Rear Cover, Lock - Mortice, Lock - Yale / Chubb Type, Lock - Security Chain & Bracket, Rear Of Door Painted White, Over Painted To Furniture, Numerals	Paint Worn Under Yale Lock
1.1.2	Door Frame	Type: Wood Finish: Frame Coloured - White, Painted	



1.1 Doors



1.1 Doors



1.1 Doors



1.1 Doors



1.1 Doors



1.1.1 Paint Worn Under Yale Lock

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.2.1	Ceiling	Finish: Textured Finish Features: Coving Painted White	



1.2 Ceiling



1.2 Ceiling



1.2 Ceiling

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.3.1	Pendant	Type: Ceiling Fitted, Rose & Cord Number Of Fittings: x05 Features: Shade - Fabric, Shade Coloured - Red, Bulb Per Pendant x01	



1.3 Lighting



1.3 Lighting

1.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.4.1	Skirting Boards	Type: Moulded To Edge Finish: Colour White	Door Stop Missing
1.4.2	Walls	Type: Paper - Painted Finish: Textured Finish	Paper Missing And Paper Peeling Mid Height RHS Of Front Door



1.4 Walls



1.4 Walls



1.4 Walls



1.4.1 Door Stop Missing

1.4.2 Paper Missing And Paper Peeling
Mid Height RHS Of Front Door1.4.2 Paper Missing And Paper Peeling
Mid Height RHS Of Front Door



1.4.2 Paper Missing And Paper Peeling Mid Height RHS Of Front Door

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.5.1	Double	Type: For Light Finish & Number Fitted: UPVC x02 Features: Overpaint To Face / Sides	
1.5.2	Single	Type: For Light Finish & Number Fitted: UPVC x01 Features: Overpaint To Face / Sides	



1.5 Switch



1.5 Switch

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.6.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x01 Features: Overpaint To Face / Sides	
1.6.2	Single	Type: Wall Mounted Finish & Number Fitted: UPVC x02 Features: Overpaint To Face / Sides	



1.6 Socket Outlet



1.6 Socket Outlet

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
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1.7.1	Floors	Type: Laminate Finish: Board Effect Features: Bead Edge Stained Effect, Wall To Wall Fitted, Wood Surface - Scratched / Dented / Discoloured Through Age & Use, Threshold Bar - Wooden	
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1.7 Floor



1.7 Floor



1.7 Floor

1.8 Chest Of Drawers	
Overall Colour:	General Condition:
Wood Effect	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.8.1	Chest Of Drawers	Type & Number Present: x01 Finish: Body - Melamine, Natural Features: Drawers x08, Furniture Metal, Handles - Pull Type To Each Drawer	Stained To Rear RHS Top



1.8 Chest Of Drawers



1.8 Chest Of Drawers



1.8 Chest Of Drawers



1.8 Chest Of Drawers



1.8.1 Stained To Rear RHS Top

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.9.1	Room Thermostat Control	Make: Worcestershire Bosch Finish: UPVC Features: Built In Timer, Battery Operated, Wall Mounted, Rotary Dial	



1.9 Room Thermostat Control

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
1.10.1	Smoke Alarm	Make & Type: Battery Fitted, Ceiling Mounted Features: Siren Built-In, Unit Working - Tested For Power Only, Test Buttons	



1.10 Smoke Alarm

2: Bedroom 1



2.1 Doors

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.1.1	Door	Type: Panelled - Plain Finish: Painted, Wood Features: Coat Hook - Chrome, Coat Hook x02, Furniture - Brass Effect, Handles - Lever Style, Furniture - Tarnished & Scratched	

2.1.2	Door Frame	Type: Wood Finish: Frame Coloured - White, Painted	
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2.1 Doors



2.1 Doors



2.1 Doors

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.2.1	Ceiling	Finish: Textured Finish Features: Coving Painted White	



2.2 Ceiling



2.2 Ceiling



2.2 Ceiling

2.3 Lighting	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function
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Serial #	Element	Element Description	Observation (Inventory & Check In)
2.3.1	Pendant	Type: Ceiling Fitted, Rose & Cord Number Of Fittings: x06 Features: Shade - Paper, Shade Coloured - Black, Bulb Per Pendant x01	



2.3 Lighting

2.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.4.1	Skirting Boards	Type: Moulded To Edge Finish: Colour White Features: Radiator Pipes Running Along Top Edges	
2.4.2	Walls	Type: Paper - Painted Finish: Painted, Textured Finish Features: Feature Wall - Painted	3x Unpainted Patches With Raw Plugs Feature Wall Scratched



2.4 Walls



2.4 Walls



2.4 Walls



2.4.2 3x Unpainted Patches
With Raw Plugs



2.4.2 3x Unpainted Patches
With Raw Plugs



2.4.2 3x Unpainted Patches
With Raw Plugs



2.4.2 3x Unpainted Patches
With Raw Plugs



2.4.2 Feature Wall Scratched

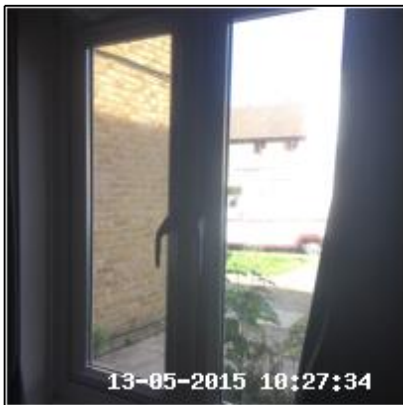


2.4.2 Feature Wall Scratched

2.5 Windows	
Overall Colour:	General Condition:

Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.5.1	Sill	Finish & Number Fitted: Painted, Wood, x01 Features: To Match Windows	
2.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - White Effect, Glazed - Double, Lever Handles With Button & Lock	Mould Stains To Seal In Corners



2.5 Windows



2.5 Windows



2.5 Windows



2.5.2 Mould Stains To Seal In Corners



2.5.2 Mould Stains To Seal In Corners

2.6 Switch

Clive Anderson

CR

Simon Anderson

S. Anderson

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.6.1	Single	Type: For Light Finish & Number Fitted: UPVC x01 Features: Overpaint To Face / Sides	



2.6 Switch

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.7.1	Single	Type: Wall Mounted Finish & Number Fitted: UPVC x03	



2.7 Socket Outlet

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.8.1	Radiator	Type & Number Fitted: Single Panel, x01 Finish: Enamel Features: End Cap x01, Thermostatic (TRV) Valve	



2.8 Radiator



2.8 Radiator

2.9 Floor	
Overall Colour:	General Condition:

Beige	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description	Observation (Inventory & Check In)
2.9.1	Floors	Type: Carpet Finish: Woven Features: Threshold Bar - Wooden, Wall To Wall Fitted	



2.9 Floor



2.9 Floor



2.9 Floor

2.10 Bedside Table	
Overall Colour:	General Condition:
Wood Effect	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.10.1	Bedside Table	Type & Number Present: x02 Finish: Wood, Melamine Features: Drawers Fitted x03, Furniture Metal, Handles - Pull To Each Drawer / Door	



2.10 Bedside Table



2.10 Bedside Table



2.10 Bedside Table



2.10 Bedside Table

2.11 Bed	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
2.11.1	Bed	Type: King / Queen Size Bedstead Features: King / Queen Mattress, Pillow Cases x03, Pillows x03, Quilt Cover, Quilt Double, Sheets Fitted / Loose x01, Head Board Cloth / Leather Effect, Fire Label Not Seen - MISSING	Fire Label Not Seen - MISSING



2.11 Bed



2.11 Bed



2.11 Bed

3: Bathroom



3.1 Doors

Overall Colour:

General Condition:

White

Good Condition - No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.1.1	Door	Type: Panelled - Plain Finish: Painted, Wood Features: Coat Hook - Brass, Coat Hook x04, Furniture - Brass Effect, Furniture - Tarnished & Scratched, Handles - Lever Style, Lock - Slide Bolt	

3.1.2	Door Frame	Type: Wood Finish: Frame Coloured - White, Painted Features: Transom Window - Opaque Glass, Transom Window x01	
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3.1 Doors



3.1 Doors



3.1 Doors



3.1 Doors

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.2.1	Ceiling	Finish: Textured Finish Features: Coving Painted White	



3.2 Ceiling



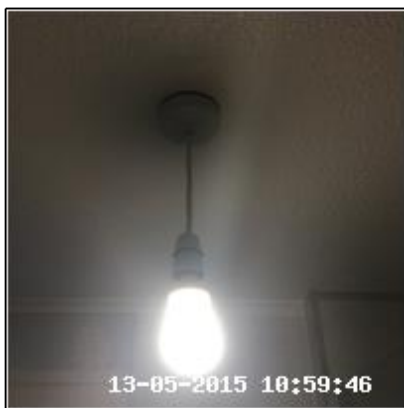
3.2 Ceiling



3.2 Ceiling

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.3.1	Pendant	Type: Ceiling Fitted, Rose & Cord Number Of Fittings: x06 Features: No Shade Fitted	



3.3 Lighting



3.3 Lighting

3.4 Walls	
Overall Colour:	General Condition:
Blue (Light)	Good Condition - No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.4.1	Skirting Boards	Type: Moulded To Edge Finish: Colour White	
3.4.2	Tiling	Type: Part Tiled Finish & Tile Colour: Grout - White, Tiles - Smooth Surface, White Features: Edging Strip - Metal Effect	
3.4.3	Walls	Type: Papered Features: Tiled Behind Bath To Upper Wall, Tiled Behind Furniture	



3.4 Walls



3.4 Walls



3.4 Walls

3.5 Windows	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.5.1	Sill	Finish & Number Fitted: Painted, x01 Features: To Match Windows	

3.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - White Effect, Glass - Opaque, Lever Handles With Button & Lock	Mould Stains To Seal In Corners
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3.5 Windows



3.5 Windows



3.5 Windows



3.5.2 Mould Stains To Seal In Corners



3.5.2 Mould Stains To Seal In Corners

3.6 Switch			
Overall Colour:		General Condition:	
White		Good Condition - No Obvious Faults In Appearance Or Function	
Serial #	Element	Element Description	Observation (Inventory & Check In)

3.6.1	Pull Cord	Type: For Light, Ceiling Mounted, For Shower Finish & Number Fitted: UPVC x02 Features: Pull Cord End - Plastic, Pull Cord End - Wood	
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3.6 Switch



3.6 Switch



3.6 Switch

3.7 Socket Outlet	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.7.1	Shaving Point	Type: Single Unit, Wall Mounted Finish: UPVC	Screws Missing - RHS



3.7 Socket Outlet



3.7.1 Screws Missing - RHS

3.8 Radiator	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.8.1	Radiator	Type & Number Fitted: Single Panel, x01 Finish: Enamel Features: End Cap x02, Shelf Fitted Above	Chipped To Face



3.8 Radiator



3.8.1 Chipped To Face

3.8.1 Chipped To Face

3.9 Floor	
Overall Colour:	General Condition:
Beige	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.9.1	Floors	Type: Laminate, Tiled Features: Threshold Bar - Wooden, Wall To Wall Fitted	Tile Lifting By Shower



3.9 Floor

3.9 Floor

3.9 Floor



3.9.1 Tile Lifting By Shower

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.10.1	Basin	Type: Single, Vanity Unit Mounted Finish: Ceramic Bowl, Furniture - Chrome Effect Features: Overflow To Match, Waste - Pop Up, Shelves - Wood, Vanity Unit Double Cupboard, Units Wood, Taps - Mixer	



3.10 Basin



3.10 Basin



3.10 Basin



3.10 Basin



3.10 Basin



3.10 Basin

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.11.1	Toilet	Type: Floor Mounted Finish: To Match Suite, Ceramic / Resin Features: Flush - Lever, Furniture - Wood, Seat & Lid - UPVC / Resin, Seat Cushion Pads x04, Slow Close Lid	



3.11 Toilet



3.11 Toilet



3.11 Toilet



3.11 Toilet

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.12.1	Shower	Type: Make Unknown Finish: Chrome Effect, Thermo, Metal Body Features: Dials / Buttons, Flexible Hose, Riser Bar, Shower Head	



3.12 Shower



3.12 Shower



3.12 Shower



3.12 Shower



3.12 Shower

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
3.13.1	Mats	Type: Bath Finish: Blue Features & Number Present: x01	
3.13.2	Medicine Cabinet	Finish: Furniture - White Effect, Wood Features: Mirrors To Face, Shelves - Wood, Wall Fitted	
3.13.3	Toilet Brush / Holder	Type: Free Standing Finish: Ceramic	
3.13.4	Towel Rail	Type: Wall Mounted Finish: Metal	



3.13 Accessories



3.13 Accessories



3.13 Accessories



3.13 Accessories

4: Kitchen



4.1 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.1.1	Ceiling	Type: Plaster Finish: Painted	



4.1 Ceiling



4.1 Ceiling



4.1 Ceiling

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.2.1	Spotlight Track / Arm	Type: Pole Type Finish & Number Of Fittings: Bulbs x04, Chrome Effect Features: Bulb - LED	



4.2 Lighting



4.2 Lighting



4.2 Lighting

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.3.1	Tiling	Type: Part Tiled Finish & Tile Colour: Black, Grout - White, Tiles - Smooth Surface Features: Edging Strip - UPVC	
4.3.2	Walls	Type: Plaster - Painted, Tiled - Part Finish: Painted Features: Tiled Above Work Tops	



4.3 Walls



4.3 Walls



4.3 Walls

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.4.1	Sill	Finish & Number Fitted: Painted, x01 Features: To Match Windows	

4.4.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - White Effect, Glazed - Double, Lever Handles With Button & Lock	
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4.4 Windows



4.4 Windows



4.4 Windows

4.5 Switch	
Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.5.1	Single	Type: For Light, Wall Mounted Finish & Number Fitted: Metal Effect x01 Features: Inserts Coloured Black	



4.5 Switch

4.6 Socket Outlet	
Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.6.1	Cooker	Type: Single, Wall Mounted Finish: Metal Effect Features: Inserts Coloured Black, Plug Point, Switch	
4.6.2	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x02, UPVC x01 Features: Inserts Coloured Black	



4.6 Socket Outlet

Clive Anderson *CA*

4.6 Socket Outlet

Simon Anderson *SAnderson*

4.6 Socket Outlet

4.7 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.7.1	Floors	Type: Tiled Features: Grout - Grey, Threshold Bar Not Fitted	



4.7 Floor



4.7 Floor



4.7 Floor

4.8 Kitchen Units	
Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
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4.8.1	Kitchen Units	<p>General Features: Integrated Appliances, High Gloss Finish, Plinths To Match</p> <p>Wall Unit Features: Backboards To Units, Doors - Solid, Handles - Chrome Effect, Handles - Pull Style, Internal Shelves - Wood, Wall Unit x02</p> <p>Base Unit Features: Base Unit x05, Backboards To Units, Doors - Solid , Handles - Chrome Effect, Handles - Pull, Internal Shelves - Wood</p>	<p>Pilnth Missing Under Corner Unit</p> <p>Wall Unit Door Missing</p>
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4.8 Kitchen Units



4.8 Kitchen Units



4.8 Kitchen Units



4.8 Kitchen Units



4.8 Kitchen Units



4.8 Kitchen Units



4.8 Kitchen Units



4.8.1 Plinth Missing Under Corner Unit

4.8.1 Wall Unit Door Missing

4.9 Worktops	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.9.1	Worktops	Type: Laminate Finish: Block Wood Effect Features: Breakfast Bar To Match, Splash Back To Match	



4.9 Worktops



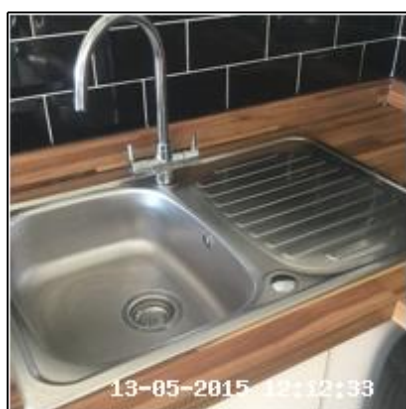
4.9 Worktops



4.9 Worktops

4.10 Sink	
Overall Colour:	General Condition:
Stainless Steel	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.10.1	Sink	Type: Bowl Single, Drainer Single Finish: Steel Effect Features: Furniture - Chrome Effect, Overflow, Waste Plug, Tap Mixer Type	



4.10 Sink



4.10 Sink



4.10 Sink



4.10 Sink

4.11 Hob	
Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.11.1	Hob	: Lamona Type: Gas Features: Rings x04, Pan Stand x02, Twist Knobs x04	



4.11 Hob



4.11 Hob

4.12 Oven	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.12.1	Oven	: Lamona Type: Oven x02, Integrated, Electric Features: Controls - Touch, Digital Display, Door Handle, Shelves x03	



4.12 Oven



4.12 Oven



4.12 Oven



4.12 Oven

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
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4.13.1	Washing Machine	<p>: Hotpoint</p> <p>Type: Front Loading, Free Standing</p> <p>Features: Control Dial, Digital Display, Control Buttons, Soap Drawer</p>	Rubber Seal Stained / Dirty
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4.13 Washing Machine



4.13 Washing Machine



4.13 Washing Machine



4.13 Washing Machine



4.13 Washing Machine



4.13.1 Rubber Seal Stained / Dirty

4.14 Microwave	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.14.1	Microwave	Make: LG Finish: Metal Finish: Controls - Button, Digital Display, Handles - Pull, Rotary Dial Comments: No Plate Supplied	



4.14 Microwave



4.14 Microwave



4.14 Microwave

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.15.1	Boiler	Make & Location: Worcester Bosch, Wall Mounted, Inside Fitted Cupboard Features: Buttons, Controls To Front, Cover, Knobs, Pressure Dial	



4.15 Boiler



4.15 Boiler

4.16 Carbon Monoxide Detector

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.16.1	Carbon Monoxide Detector	Features: Unit Working - Tested For Power Only Comments: Make - Dupont, Free-Standing	



4.16 Carbon Monoxide Detector

4.17 Smoke Alarm

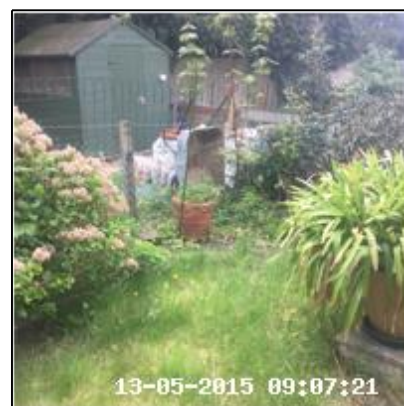
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
4.17.1	Smoke Alarm	Make & Type: Fire Angel Features: Siren Built-In, Test Buttons, Unit Working - Tested For Power Only	



4.17 Smoke Alarm

5: Garden (Rear)



5.1 Grassed Areas

Overall Colour:	General Condition:
Green (Light)	Poor Condition - Considerable Wear And Tear / Maintenance Issues

Serial #	Element	Element Description	Observation (Inventory & Check In)
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5.1.1	Grassed Areas	Type: Laid With Grass, Planted Border Finish: All Areas Need Attention - Grass Cutting & Weeding Etc	Dead Grass In Places; Grass Over Grown
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5.1 Grassed Areas



5.1 Grassed Areas



5.1 Grassed Areas



5.1.1 Dead Grass In Places; Grass Over Grown



5.1.1 Dead Grass In Places; Grass Over Grown

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

Serial #	Element	Element Description	Observation (Inventory & Check In)
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5.2.1	Fence	Type: Panels Finish: Painted, Wood Panels, Wood Posts Features: Lock To Gate, With Gate	
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5.2 Fence

5.3 Patio	
Overall Colour:	General Condition:
Grey	Good - Minor Cosmetic Damage / In Working Condition

Serial #	Element	Element Description	Observation (Inventory & Check In)
5.3.1	Patio	Finish: Slabs	Heavily Weeded To All Areas



5.3 Patio



5.3 Patio







5.3.1 Heavily Weeded To All Areas



5.3.1 Heavily Weeded To All Areas

OBSERVATIONS SUMMARY (Inventory & Check In)

Ref	Description	Evidence
Smoke Detect or	Tested For Power Only - Not Working	
1.1.1	Entrance Hallway Doors / Door Paint Worn Under Yale Lock	
1.4.1	Entrance Hallway Walls / Skirting Boards Door Stop Missing	
1.4.2	Entrance Hallway Walls / Walls Paper Missing And Paper Peeling Mid Height RHS Of Front Door	



1.8.1 Entrance Hallway
Chest Of Drawers / Chest Of Drawers
Stained To Rear RHS Top



2.4.2 Bedroom 1
Walls / Walls
3x Unpainted Patches With Raw Plugs





2.4.2 Bedroom 1
Walls / Walls
Feature Wall Scratched





2.5.2 Bedroom 1
Windows / Windows
Mould Stains To Seal In Corners



3.5.2 Bathroom
Windows / Windows
Mould Stains To Seal In Corners





- 3.7.1 Bathroom
Socket Outlet / Shaving Point
Screws Missing - RHS



- 3.8.1 Bathroom
Radiator / Radiator
Chipped To Face



3.9.1 Bathroom
Floor / Floors
Tile Lifting By Shower



4.8.1 Kitchen
Kitchen Units / Kitchen Units
Pillinth Missing Under Corner Unit



4.8.1 Kitchen
Kitchen Units / Kitchen Units
Wall Unit Door Missing



4.13.1 Kitchen
Washing Machine / Washing Machine
Rubber Seal Stained / Dirty



- 5.1.1 Garden (Rear)
Grassed Areas / Grassed Areas
Dead Grass In Places; Grass Over Grown



- 5.3.1 Garden (Rear)
Patio / Patio
Heavily Weeded To All Areas





Declarations

TENANTS DECLARATION:

Whilst every care has been taken to ensure the accuracy of this report, the Landlord and the Tenants are reminded that it is their responsibility to check the accuracy of its contents.

I / we acknowledge receipt of this report and will advise any proposed amendments in accordance with the instructions highlighted in the "About The Report" section.

Tenant First Name	Tenant Last Name	Tenant Email	Tenant Type	Tenant Telephone Number	Tenant Signature
Clive	Anderson	C.anderson@canon-Europe.com	Tenant Present At Check In	07987654321	
Simon	Anderson	Simonc1983@aol.com	Tenant Present At Check In	07987654321	

Assessor Declarations:

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

Assessor First Name	Assessor Last Name	Assessor Signature
Emma	Hamilton	