

Inventory Report

For

Removed For GDPR

Date Of Report - 14-06-2024

Report Prepared By - Emma Hamilton



Report Instructed By:

Patten Estates



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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 / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within 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, number of elements, element general condition. The element will then list any 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. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room. We do not photograph every switch and socket in a room. For example we will photograph a socket and then we will list the element as above and the number and type i.e double socket x 2, single socket x 3, aerial socket x 1.

Minor wear and tear issues will not be listed under observations but noted in the element description and condition.

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 does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk 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.

The Inventory Clerk / Company Compiling The Report

PiMS Ltd Inventory Clerks are not professional or qualified tradespeople for the purpose of conducting the report. They have been trained to high standards by their own governing body for Inventories, the AIIC and IPIC. This means they are not surveyors, 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.

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. 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 always advised that these areas be secured with no access granted to the tenants. PiMS Inventory Clerks will not inspect the fabric of the building externally inclusive of roofs, gutters, satellite dishes, aerials, chimneys. However, if something obvious is seen then this will be reported to the Landlord or Agent.

Terminology And Quantity

Where there are numerous or substantial amounts of general 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 may be 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

Report Updates

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue, cleaning issues blocking the full extent of any damages, lighting etc.

What Is Included In The Report

The Smoke And Carbon Monoxide Alarm Regulations 2015 - Amended October 2022

The new Smoke And Carbon Monoxide Alarm Amendment Regulations 2022 came into effect for England and Wales from 1st October 2022. These regulations make specific changes to the requirements for social housing providers and landlords in relation to smoke and carbon monoxide alarms in their properties.

From 1st October 2022 all social housing landlords must ensure that the following are in place in each of their properties:

At least one smoke alarm installed on each storey of the property where there is a room used as living accommodation. (This has been a legal requirement for private rented housing since 2015)

One carbon monoxide alarm installed in all rooms used as living accommodation which contain a fixed combustion appliance (excluding gas cookers)

As well as ensuring that the alarms are installed, all landlords must ensure any installed alarms are suitable and fully working and therefore must repair or replace any faulty smoke / carbon monoxide alarms immediately once they are aware of the fault.

Only standard battery driven smoke alarms & CO detectors are tested, where possible. We are unable to test communal built in systems. 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. Tenants are responsible for maintaining battery operated smoke and carbon monoxide alarms and replacing batteries where needed.

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 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.

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 any observations (issues)

It is the tenant's 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 cannot 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 found will be detailed into the Check-Out report as observations with supporting descriptions and evidential photographs.

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 or Check Out and all 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 and the report is filed as accepted. You can also send your amendments direct to PiMS Ltd by email - info@pimsltd.co.uk

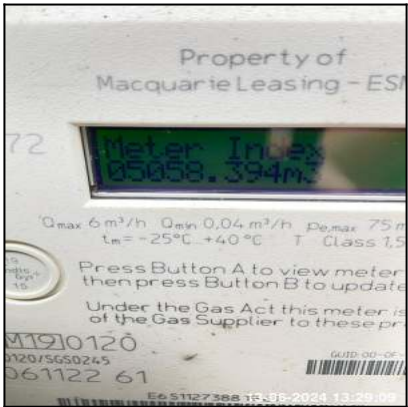
Property Particulars

Overview Of Property Inspected

Property Furnished	Unfurnished
Property Type	House
Property Style	Detached
Stopcock Location	Under Sink In Kitchen
Security Alarm	None

Property Utilities Meters

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Gas Meter	Outside On Side Wall	E6S11273 881961	05058	None	None	13-06-2024



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Outside On Side Wall	19L209887 8	20446	None	None	13-06-2024



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	Path At Front RHS	G23XU475298C	000026	Tariff - Paid Directly From Bank Account	None	13-06-2024



Keys And Sundries (5)

Item	Type	Location	Serial #	No. Issued (Check-In)
1	Yale Key	Garage Door, Patio Doors	None	4
Comment:	Key Received From Agent For Inventory & Returned To Agent			



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



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



Item	Type	Location	Serial #	No. Issued (Check-In)
4	Security key	Not found	None	None
Comment:	None			



Item	Type	Location	Serial #	No. Issued (Check-In)
5	Mortice Key	Garage Integral Door	None	None
Comment:	Found In Property - Left In Lock			



Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
Energy Performance Certificate (EPC)	Valid	Provided By Agent	NA
Gas Safety Certificate	Valid	Provided By Agent	12-06-2025
Electrical Installation Condition Report (EICR)	Present	Confirmed By Agent	NA
How To Rent Guide	Present	Provided By Agent	NA
Agents / Landlords - Pre Tenancy Check List	Present	Provided By Agent	NA
Instructions / Leaflets In Property	Valid	Top Drawer In Kitchen	NA

Compliance Items

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Entrance Hall	Tested For Power Only - Working	13-06-2024	NA
Comment				
Fully Compliant				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Dining Room	Tested For Power Only - Working	13-06-2024	NA
Comment				
Fully Compliant				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
CO Detector	Kitchen	Tested For Power Only - Working	13-06-2024	NA
Comment				
Fully Compliant X2				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Kitchen	Tested For Power Only - Working	13-06-2024	NA
Comment				
Fully Compliant, Built In CO Detector				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Landing	Tested For Power Only - Working	13-06-2024	NA
Comment				
None				



Tenants Compliance Declaration	
No Tenant(s) Or Representatives of the Tenant(s) Where Present At The Inventory Report.	

Inspection Notes

NA

Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
Doors	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Decor - Walls / Ceilings	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Hard Flooring	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Carpet(s)	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Woodwork (Sills, Skirting, Frames, Architraves)	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Light Fittings / Shades	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Sockets & Switches	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Radiators / Heaters	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Kitchen Units & Worktops	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Oven / Hob / Cooker	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Extractor Hood	Thorough / Deep / Professional Cleaning Required Where Noted	NA
White Goods	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Toilet(s)	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Bath / Shower / Basin (Inc Waste Areas, Furniture, Fittings)	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Furnishings & Accessories	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Curtains / Blinds / Shutters	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Extractor Fans	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Windows Inside	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Windows Outside	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
External Areas	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA

Property Rooms / Areas

1: Property Information & General Condition Overview



1.1 Property Information	
Overall Colour:	General Condition:
None	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
1.1.1	Property Information	<p>Dwelling Age: Post 2000</p> <p>Number Of Bedrooms: 04</p> <p>Number Of Stories: 02</p> <p>General Condition: Very Good</p> <p>Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p> <p>Wear & Tear - Fixtures, Fittings & Accessories: Light Wear & Tear - Light Level of Usage Marks / Scratches / Chips / Dents / Damage</p> <p>Wear & Tear - Flooring (Tiles, Carpet, Laminate, Vinyl, Hardwood): Average Wear & Tear - Fair Amount of Scuffs / Rub Marks / Scratches / Chips</p> <p>Comments: Appears Recently Painted Although Patchy And Thin In Places</p>

2: Outside Area (Front)



2.1 Porch	
Overall Colour:	General Condition:
Cream	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



2.1 Porch

Serial #	Element	Element Description
2.1.1	Porch	Type & Finish: Built - In, Painted

2.2 Garage - General Overview	
Overall Colour:	General Condition:

White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues
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2.2 Garage - General Overview



2.2 Garage - General Overview



2.2 Garage - General Overview



2.2 Garage - General Overview



2.2 Garage - General Overview



2.2 Garage - General Overview



2.2 Garage - General Overview

Serial #	Element	Element Description
2.2.1	Garage Overview	Garage Type & Structure: Door - Single, Door - Up & Over, Door Furniture - T Handle, Floor - Concrete Screed, Single Garage, Structure - Breeze Block, Type - Integral Garage Features & Contents: Fusebox, Integral Door(s), Light, Tins of Paint / Stain / Creosote, Switches / Sockets, Sink / Basin, Miscellaneous Items as Photographed

Serial #	Garage Overview - Observation - (Inventory)
2.2.1	Paint Blistering / Wood Chewed To Lower Integral Door Frame



2.2.1 Paint Blistering / Wood Chewed To Lower Integral Door Frame

2.3 House Name / Number Plaque	
Overall Colour:	General Condition:

Brushed Metal / Steel Effect	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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2.3 House Name / Number Plaque

2.4 Driveway / Parking Space	
Overall Colour:	General Condition:
Brick Red	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



2.4 Driveway / Parking Space



2.4 Driveway / Parking Space



2.4 Driveway / Parking Space

Serial #	Element	Element Description
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2.4.1	Driveway	Type: Double Finish: Mono Block Features: Border Edging, Weeds Present - Light, Moss Present
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2.5 External Lighting	
Overall Colour:	General Condition:
Brushed Metal / Steel Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



2.5 External Lighting

Serial #	Element	Element Description
2.5.1	External Lighting	Type: Wall Mounted Finish: Steel Effect Casing Features & Number Fitted: Glass - Frosted, Bulb, Interior Switch, x1

2.6 Hard Area(s) / Paving / Borders	
Overall Colour:	General Condition:
None	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



2.6 Hard Area(s) / Paving / Borders 2.6 Hard Area(s) / Paving / Borders

Serial #	Element	Element Description
2.6.1	Hard Area(s) / Paving / Borders	Type: Concrete Slabs, Gravel Features: Drains, Door Mat Present

2.7 Fence	
Overall Colour:	General Condition:
Brown	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



2.7 Fence

Serial #	Element	Element Description
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2.7.1	Fence	<p>Type: Verti-Lap</p> <p>Finish: Painted, Wood</p> <p>Features: Green Staining, Light Paint Flaking , Lightly Weathered</p>
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3: Entrance Hallway



3.1 Doors	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



3.1 Doors



3.1 Doors

Serial #	Element	Element Description
3.1.1	Door	<p>Type: Front Door Of Property, Panelled - Glazed</p> <p>Finish: Wood, Painted - Gloss</p> <p>Features: Door Glass - Double Glazed, Door Glass - Opaque / Frosted / Patterned, Furniture - Chrome Effect, Handles - Lever Style, Lock - Mortice, Lock - Security Chain & Bracket, Light Scuffs / Rub Marks / Scratches, Paintwork Patchy & Thin In Places, Letter Box - Front Cover, Letter Box - Rear Cover</p> <p>Door - Window/Glass : Domestically Clean Outside , Domestically Clean Inside, Stickers Present</p>
3.1.2	Door Frame	<p>Type: Wood</p> <p>Finish: Frame Coloured - White, Painted - Gloss</p> <p>Features: Furniture - Brushed Steel / Metal Effect, Very Light Scratches / Marks / Scuffs , With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges</p>

3.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



3.2 Ceiling

Serial #	Element	Element Description
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3.2.1	Ceiling	Type: Plaster - Painted Finish: Finish - Smooth Surface, Painted - Matt / Emulsion
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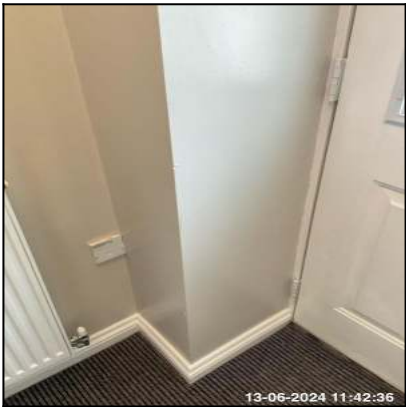
3.3 Lighting	
Overall Colour:	General Condition:
Chrome Effect	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



3.3 Lighting

Serial #	Element	Element Description
3.3.1	Surface Mounted	Type: Ceiling Fitted Finish & Number Of Fittings: Bulbs Per Unit x06 Features: All Bulbs Working, Arms x6, Shade & Bulb To Each

3.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



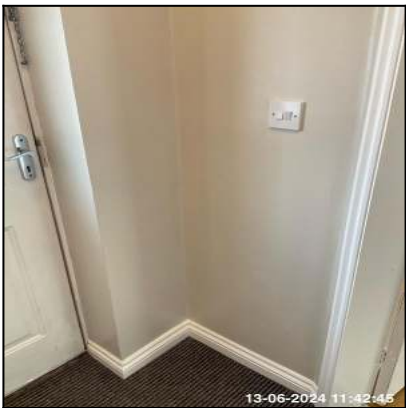
3.4 Walls



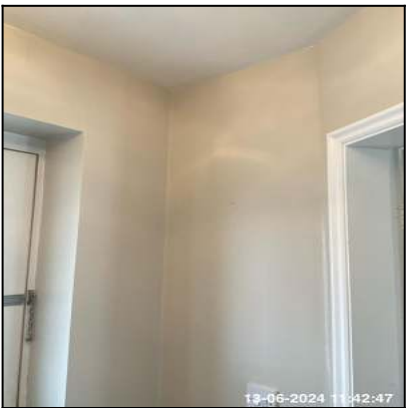
3.4 Walls



3.4 Walls



3.4 Walls



3.4 Walls

Serial #	Element	Element Description
3.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted
3.4.2	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion Marks & Observations: Light Chips To Leading Edges, Old Damage / Holes Repaired & Painted In To Match Accessories, Fixtures & Fittings: Co-Ax Cable Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips

3.5 Switch	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



3.5 Switch

Serial #	Element	Element Description
3.5.1	Double Switch	Type: Wall Mounted, For Light Finish & Number Fitted: UPVC x01
3.5.2	Single Switch	Type: Wall Mounted, For Light Finish & Number Fitted: UPVC x01

3.6 Socket Outlet	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



3.6 Socket Outlet

Serial #	Element	Element Description
3.6.1	Telephone / Network Point	Make & Type: BT / Open Reach, Wall Mounted Finish & Number Fitted: x01, UPVC

3.7 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



3.7 Radiator



3.7 Radiator

Serial #	Element	Element Description
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3.7.1	Radiator	Type & Number Fitted: Single Panel With Convactor, x01 Finish: Enamel Features: Dusty / Dirty Under Vent - Heavy, Very Light Scratches / Marks , End Cap x02
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3.8 Floor	
Overall Colour:	General Condition:
Brown	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



3.8 Floor



3.8 Floor

Serial #	Element	Element Description
3.8.1	Floors	Type: Matting Finish: Ribbed Matting Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Pile Flattened / Discoloured / Worn To Traffic Areas - Light

4: Lounge



4.1 Doors	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.1 Doors

Serial #	Element	Element Description
4.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style

4.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges
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4.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.2 Ceiling

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

4.3 Lighting	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.3 Lighting

Serial #	Element	Element Description
4.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x02 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted

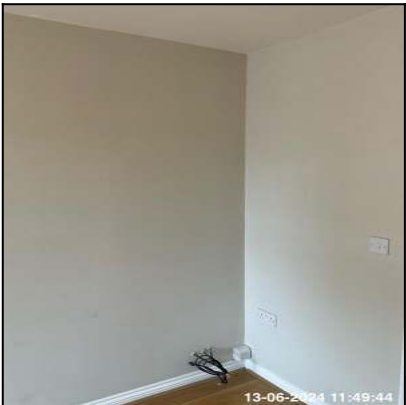
4.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.4 Walls



4.4 Walls



4.4 Walls



4.4 Walls



4.4 Walls



4.4 Walls

Serial #	Element	Element Description
4.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
4.4.2	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion Marks & Observations: Old Damage / Holes Repaired & Painted In - Does Not Match Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips Comments: Hole For Co Ax Cable Rhs Of Window

4.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.5 Windows

Serial #	Element	Element Description
4.5.1	Sill	Finish & Number Fitted: Painted, Wood , x01
4.5.2	Windows	Type & Number Fitted: Casement, x01, Bay Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Very Light Scratches / Marks To Frame, Trickle Vents

4.6 Switch	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.6 Switch

Serial #	Element	Element Description
4.6.1	Single Switch	Type: Wall Mounted, For Light Finish & Number Fitted: UPVC x02

4.7 Socket Outlet	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.7 Socket Outlet

Serial #	Element	Element Description
4.7.1	Aerial Socket	Type & Finish: Wall Mounted, UPVC Features & Number Fitted: x01
4.7.2	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x04
4.7.3	Single Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x01
4.7.4	Telephone / Network Point	Make & Type: BT / Open Reach, Wall Mounted Finish & Number Fitted: x01, UPVC

4.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



4.8 Radiator



4.8 Radiator

Serial #	Element	Element Description
4.8.1	Radiator	Type & Number Fitted: Single Panel With Convactor, Double Panel With Convactor, x02 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Very Light Scratches / Marks

4.9 Floor	
Overall Colour:	General Condition:
Light Wood Effect	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.9 Floor



4.9 Floor



4.9 Floor



4.9 Floor

Serial #	Element	Element Description
4.9.1	Floors	<p>Type: Laminate</p> <p>Finish: Light Floorboard Effect</p> <p>Features: Bead Edge To Match, Wall To Wall Fitted, Un-Patterned, Threshold Bar Not Fitted, Very Light Scratches / Scuffs, Light Paint Marks / Sprinkles Present</p>

4.10 Blinds	
Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



4.10 Blinds

Serial #	Element	Element Description
4.10.1	Blinds	<p>Type & Number Fitted: Vertical, x03</p> <p>Finish: Synthetic Fabric</p> <p>Features: Pull Cords, Very Light Marks, Metal Track</p> <p>Blind Safety: Cord Not Attached To Wall Bracket, Cord / Chain Breakaway Connector</p>

5: Dining Room



5.1 Doors	
Overall Colour:	General Condition:

White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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5.1 Doors

Serial #	Element	Element Description
5.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips
5.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges

5.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



5.2 Ceiling

Serial #	Element	Element Description
5.2.1	Ceiling	Type: Plaster - Painted Finish: Finish - Smooth Surface, Painted - Matt / Emulsion

5.3 Lighting	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



5.3 Lighting

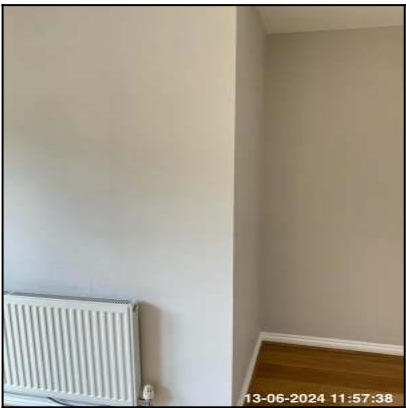
Serial #	Element	Element Description
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5.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x01 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted
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5.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. 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
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5.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
5.4.2	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion Marks & Observations: Old Damage / Holes Repaired & Painted In - Does Not Match , Paintwork Patchy / Thin To A Few Areas, 1-4 Picture Hooks / Nails / Screws / To Walls Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips

5.5 Switch	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



5.5 Switch

Serial #	Element	Element Description
5.5.1	Single Switch	Type: Wall Mounted, For Light Finish & Number Fitted: UPVC x01

5.6 Socket Outlet

Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



5.6 Socket Outlet

Serial #	Element	Element Description
5.6.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x02

5.7 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



5.7 Radiator

Serial #	Element	Element Description
5.7.1	Radiator	Type & Number Fitted: Single Panel With Convector, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Very Light Scratches / Marks

5.8 Floor	
Overall Colour:	General Condition:
Light Wood Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



5.8 Floor



5.8 Floor



5.8 Floor

Serial #	Element	Element Description
5.8.1	Floors	<p>Type: Laminate</p> <p>Finish: Light Floorboard Effect</p> <p>Features: Bead Edge To Match, Wall To Wall Fitted, Un-Patterned, Threshold Bar Not Fitted, Light Paint Marks / Sprinkles Present, Light Scratches / Scuffs</p>

5.9 Rear Door	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



5.9 Rear Door



5.9 Rear Door

Serial #	Element	Element Description
5.9.1	Door	<p>Type: French Door(s), Rear Door Of Property</p> <p>Finish: UPVC</p> <p>Features: Door Glass - Double Glazed, Furniture - UPVC Coated White, Handles - Lever Style, Lock - Yale / Chubb Type</p> <p>Door - Window/Glass : Domestically Clean Outside , Domestically Clean Inside</p>

5.9.2	Door Frame	Type: UPVC Finish: Frame Coloured - White Features: Light Marks / Scuffs, Light Chips / Scratches / Dents to Upper Frame, Trickle Vents, With Striking Plate / Lock Return
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Serial #	Door - Observation - (Inventory)
5.9.1	Gap At Top Of Rhs Door



5.9.1 Gap At Top Of Rhs Door

6: Kitchen



6.1 Doors	
Overall Colour:	General Condition:

White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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6.1 Doors

Serial #	Element	Element Description
6.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips
6.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges

6.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



6.2 Ceiling

Serial #	Element	Element Description
6.2.1	Ceiling	Type: Plaster - Painted Finish: Finish - Smooth Surface, Painted - Matt / Emulsion

6.3 Lighting	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



6.3 Lighting

Serial #	Element	Element Description
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6.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x02 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted
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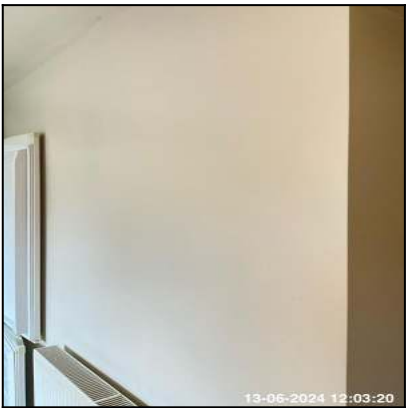
6.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



6.4 Walls



6.4 Walls



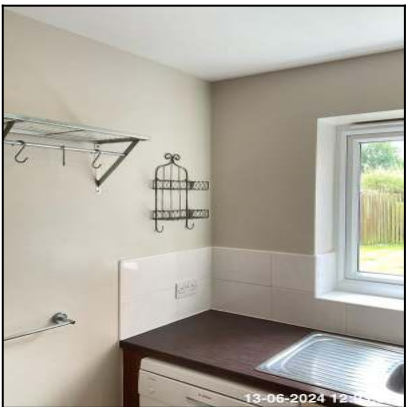
6.4 Walls



6.4 Walls



6.4 Walls



6.4 Walls



6.4 Walls



6.4 Walls



6.4 Walls

Serial #	Element	Element Description
6.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
6.4.2	Tiling	Type: Tiled Above Work Tops Finish & Tile Colour: Grout - White, Tiles - Linear Effect , Tiles - Smooth Surface, White Features: Edging Strip - UPVC
6.4.3	Wall Cupboard	Type & Number Fitted: Meter Cupboard, Under Stairs, x01 Finish: Floors To Match Property, Doors To Match Property, Walls To Match Property Features: All Interior Surfaces In Excellent Cosmetic Condition, Floor Vinyl

6.4.4	Walls	<p>Type: Plaster - Painted, Tiled - Part</p> <p>Finish: Painted - Matt / Emulsion, Ceramic Tiled</p> <p>Marks & Observations: Light Chips To Leading Edges</p> <p>Accessories, Fixtures & Fittings: Kitchen Organiser / Rail, Hanging Rack / Rail, Metal Shelving, Coat Hooks 1-5, Coat Hooks - Metal / Brushed Steel Effect, Central Heating Thermostat Control / Timer</p> <p>Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>
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6.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



6.5 Windows

Serial #	Element	Element Description
6.5.1	Sill	Finish & Number Fitted: Tiled, To Match Walls, x01
6.5.2	Windows	<p>Type & Number Fitted: Casement, x01</p> <p>Finish: UPVC</p> <p>Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Very Light Scratches / Marks To Frame, Trickle Vents</p>

6.6 Switch	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



6.6 Switch

Serial #	Element	Element Description
6.6.1	Cooker / Oven Switch	Type: Red Switch x02, LED Finish: White UPVC
6.6.2	Fused Switch	Type: Wall Mounted, For Appliance(s) Finish & Number Fitted: UPVC x01
6.6.3	Single Switch	Type: Wall Mounted, For Light, For Extractor Fan Finish & Number Fitted: UPVC x02 Features: With Isolator For Extractor
6.6.4	Triple Switch	Type: Wall Mounted, For Appliances Finish & Number Fitted: UPVC x01

6.7 Socket Outlet	
Overall Colour:	General Condition:

White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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6.7 Socket Outlet

Serial #	Element	Element Description
6.7.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x03
6.7.2	Single Socket	Type: Cupboard Fitted Finish & Number Fitted: UPVC x01

6.8 Radiator	
Overall Colour:	General Condition:
White	Poor Condition - Heavy Damage / Heavy Wear and Tear / Maintenance Issues But Functionality Not Impaired



6.8 Radiator



6.8 Radiator

Serial #	Element	Element Description
6.8.1	Radiator	Type & Number Fitted: Single Panel With Convector, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Heavy Rub Marks / Scuffs, Paint Flaking Light

6.9 Floor	
Overall Colour:	General Condition:
Light Wood Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



6.9 Floor



6.9 Floor



6.9 Floor



6.9 Floor



6.9 Floor

Serial #	Element	Element Description
6.9.1	Floors	<p>Type: Laminate</p> <p>Finish: Light Floorboard Effect</p> <p>Features: Bead Edge To Match, Wall To Wall Fitted, Un-Patterned, Threshold Bar Not Fitted, Very Light Scratches / Scuffs, Light Paint Marks / Sprinkles Present, Bead Edge Chipped & Scuffed In Places</p>

6.10 Kitchen Units	
Overall Colour:	General Condition:
Cream	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units



6.10 Kitchen Units

Serial #	Element	Element Description
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6.10.1	Kitchen Units	<p>General Features & Finish: Cornice To Match, MDF - Plain Effect, High Gloss Finish, Plinths Fitted, Pelmet To Match, Plinths Scratched / Marked, Slab Style, Sockets / Switches Present In Cupboards</p> <p>Unit Features: Cupboard Under Sink - Marked / Water Damaged / Stained - Heavy, Backboards To Units, Backboards - Light Scratches / Marks / Staining, Doors - Solid , Handles - Brushed Steel / Nickel Effect, Handles - Pull, Internal Shelves - MDF, Plastic / UPVC Cutlery Insert to Drawer X01, Single Drawers Present x3, Very Light Marks / Scratches Present To Unit Interiors, Very Light Marks / Scratches Present To Unit Fronts</p> <p>Number Of Units: Base Unit x 04, Wall Unit x 03</p>
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Serial #	Kitchen Units - Observation - (Inventory)
6.10.1	Plinth Damaged Under Sink



6.10.1 Plinth Damaged Under Sink

6.11 Worktops	
Overall Colour:	General Condition:
Dark Wood Effect	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



6.11 Worktops



6.11 Worktops



6.11 Worktops



6.11 Worktops

Serial #	Element	Element Description
6.11.1	Worktops	<p>Type: Laminate</p> <p>Finish: Block Wood Effect, Edging Strip To Match</p> <p>Features: White Marks / Water Spot Staining, Heavy Scratches , Heavy Marks / Stains, Heat Damaged, Scratched / Marked In Line with Age & Use, End Of Run Edging Strip - Metal, End Of Run Edging Strip - Laminate, Light Chips / Dents</p> <p>Comments: Water Damaged At Join</p>
6.12 Sink		
Overall Colour:		General Condition:

Stainless Steel	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear
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6.12 Sink



6.12 Sink



6.12 Sink

Serial #	Element	Element Description
6.12.1	Sink	Type: Drainer - Single, Bowl - 1.5 Finish: Stainless Steel Features: Furniture - Chrome Effect, Light Scratches, Overflow, Matching Tap Blank, Plug & Chain , Light Limescale To Tap Spout(s) , Tap - Mixer Type

6.13 Extractor Hood	
Overall Colour:	General Condition:
Stainless Steel	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



6.13 Extractor Hood



6.13 Extractor Hood



6.13 Extractor Hood

Serial #	Element	Element Description
6.13.1	Extractor Hood	<p>Make: Make Unknown</p> <p>Finish & Type: Ceiling Mounted, Chimney Style</p> <p>Features: All Lights Working , Controls - Slide, Integrated Lights, Mesh - Lightly Soiled, Mesh - Double, Tested - Working, Dust / Grease Marks To Top</p>

6.14 Cooker	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



6.14 Cooker



6.14 Cooker



6.14 Cooker



6.14 Cooker



6.14 Cooker



6.14 Cooker

Serial #	Element	Element Description
6.14.1	Cooker	<p>Make: Indesit</p> <p>Type & Finish: Gas, Free Standing Unit</p> <p>Features: All Burner Caps Present, Controls - Knobs, Digital Clock, Door Handle, Grill Pan & Mesh, Ignition Switch, Ovens x02, Pan Stand x02, Rings x04, Scratched / Tarnished / Worn In Line With Age & Use, Shelves x03, Shelves - Burnt On Deposits, Twist Knobs x06, Usage Marks To Burner Caps, Very Light Burnt On Residue , Interior Lightly Soiled, Hinged Glass Cover</p>

6.15 Fridge Freezer	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



6.15 Fridge Freezer



6.15 Fridge Freezer



6.15 Fridge Freezer

Serial #	Element	Element Description
6.15.1	Fridge Freezer	Make: Whirlpool Type: Free Standing Features: Doors Left Open, Door Dented / Damaged, Glass Shelves x04, Bottle Shelf, Handles - Pull, Interior Light, Plastic Fronted Freezer Baskets x03, Salad Crisper x02, Temperate Control - Internal, Unit Switched Off

Serial #	Fridge Freezer - Observation - (Inventory)
6.15.1	Seal Torn In Freezer Light Cover Missing No Door Shelves



6.15.1 Seal Torn In Freezer



6.15.1 Light Cover Missing



6.15.1 No Door Shelves

6.16 Dishwasher	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



6.16 Dishwasher



6.16 Dishwasher

Serial #	Element	Element Description
6.16.1	Dishwasher	Make: Bosch Type: Free Standing Features: Cutlery Basket, Controls To Face, Wire Plate Holder x2

6.17 Boiler	
Overall Colour:	General Condition:
White	



6.17 Boiler

Serial #	Element	Element Description
6.17.1	Boiler	Make & Location: Glow Worm, Wall Mounted Features: Boiler Pipes Exposed, Buttons, Controls To Front, Digital Display Comments: Dusty To Top

7: Utility Room



7.1 Doors	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



7.1 Doors



7.1 Doors

Serial #	Element	Element Description
7.1.1	Door	<p>Type: Panelled - Glazed, Rear Door Of Property</p> <p>Finish: Wood, Painted - Gloss</p> <p>Features: Door Glass - Double Glazed, Furniture - Chrome Effect, Handles - Lever Style, Lock - Mortice, Light Scuffs / Rub Marks / Scratches, Cat Flap, Light Chips / Scuffs to Leading Edge, Light Chips to Bottom Of Door, Lock - Screw Bolt</p> <p>Door - Window/Glass : Domestically Clean Outside , Domestically Clean Inside</p>
7.1.2	Door Frame	<p>Type: Wood</p> <p>Finish: Frame Coloured - White, Painted - Gloss</p> <p>Features: Furniture - Brushed Steel / Metal Effect, Very Light Scratches / Marks / Scuffs , With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges, Light Chips / Scratches / Dents to Sides, Light Chips / Scratches / Dents to Lower Frame</p>

7.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



7.2 Ceiling

Serial #	Element	Element Description
7.2.1	Ceiling	Type: Plaster - Painted Finish: Finish - Smooth Surface, Painted - Matt / Emulsion

7.3 Lighting	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



7.3 Lighting

Serial #	Element	Element Description
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7.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x01 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted
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7.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



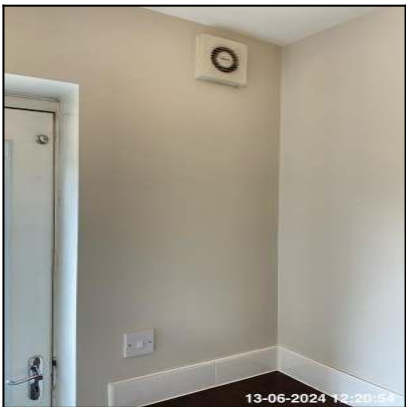
7.4 Walls



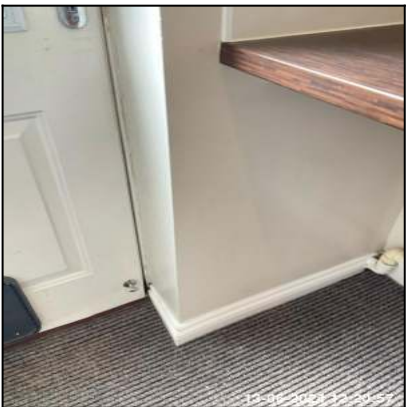
7.4 Walls



7.4 Walls



7.4 Walls



7.4 Walls



7.4 Walls



7.4 Walls

Serial #	Element	Element Description
7.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
7.4.2	Tiling	Type: Tiled Above Work Tops Finish & Tile Colour: Grout - White, Tiles - Linear Effect , Tiles - Smooth Surface, White Features: Edging Strip - UPVC
7.4.3	Walls	Type: Plaster - Painted, Tiled - Part Finish: Painted - Matt / Emulsion, Ceramic Tiled Accessories, Fixtures & Fittings: Metal Brackets, MDF Shelving, Notice Board Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips Comments: Iron Holder To Rear Wall

7.5 Switch	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



7.5 Switch

Serial #	Element	Element Description
7.5.1	Double Switch	Type: Wall Mounted, For Appliance(s) Finish & Number Fitted: UPVC x01
7.5.2	Single Switch	Type: Wall Mounted, For Light Finish & Number Fitted: UPVC x03

7.6 Socket Outlet	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



7.6 Socket Outlet

Serial #	Element	Element Description
7.6.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x01
7.6.2	Single Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x02

7.7 Floor	
Overall Colour:	General Condition:
Brown	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



7.7 Floor



7.7 Floor



7.7 Floor

Serial #	Element	Element Description
7.7.1	Floors	Type: Matting Finish: Ribbed Matting Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Pile Flattened / Discoloured / Worn To Traffic Areas - Light

7.8 Extractor Fan	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear
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7.8 Extractor Fan

Serial #	Element	Element Description
7.8.1	Extractor Fan	Make: Silavent Finish: UPVC Features: Exterior Switch Operated, Wall Mounted

7.9 Worktops	
Overall Colour:	General Condition:
Dark Wood Effect	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



7.9 Worktops



7.9 Worktops



7.9 Worktops



7.9 Worktops

Serial #	Element	Element Description
7.9.1	Worktops	<p>Type: Laminate</p> <p>Finish: Block Wood Effect</p> <p>Features: White Marks / Water Spot Staining, Heavy Scratches , Heavy Marks / Stains, Heat Damaged, Scratched / Marked In Line with Age & Use, Light Chips / Dents</p>

8: WC / Cloakroom



8.1 Doors	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



8.1 Doors



8.1 Doors

Serial #	Element	Element Description
8.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Lock - Thumb Turn

8.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges
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8.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



8.2 Ceiling

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

8.3 Lighting	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



8.3 Lighting

Serial #	Element	Element Description
8.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x01 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted

8.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



8.4 Walls



8.4 Walls



8.4 Walls



8.4 Walls



8.4 Walls



8.4 Walls

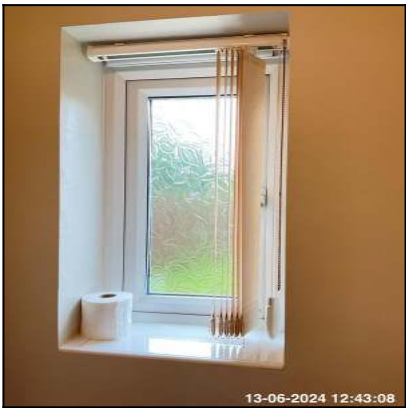


8.4 Walls

Serial #	Element	Element Description
8.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted
8.4.2	Tiling	Type: Tiled Behind Basin Finish & Tile Colour: Grout - White, Tiles - Linear Effect , Tiles - Smooth Surface Features: Edging Strip - UPVC

8.4.3	Walls	Type: Plaster - Painted, Tiled - Part Finish: Painted - Matt / Emulsion, Ceramic Tiled Accessories, Fixtures & Fittings: Wood Backed Coat Hook Rack
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8.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



8.5 Windows

Serial #	Element	Element Description
8.5.1	Sill	Finish & Number Fitted: To Match Walls, Tiled, x01
8.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Very Light Scratches / Marks To Frame, Trickle Vents, Glass - Opaque / Frosted / Patterned, Glass - Safety

8.6 Radiator	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear
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8.6 Radiator

Serial #	Element	Element Description
8.6.1	Radiator	Type & Number Fitted: Single Panel With Convector, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Very Light Scratches / Marks

8.7 Floor	
Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



8.7 Floor



8.7 Floor

Serial #	Element	Element Description
8.7.1	Floors	Type: Vinyl - Cushioned Finish: Tile Effect Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Light Dents, Light Marks

8.8 Basin	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



8.8 Basin



8.8 Basin

Serial #	Element	Element Description
8.8.1	Basin	<p>Type: Single, Wall Mounted - With Pedestal</p> <p>Finish: Furniture - Chrome Effect, Ceramic Bowl</p> <p>Features: Overflow, Limescale to Tap Spout - Heavy, Limescale to Waste - Light, Limescale To Plug, Plug & Chain, Taps - Single, Tap Ends Hot & Cold</p>

8.9 Toilet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



8.9 Toilet



8.9 Toilet

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

8.10 Accessories	
Overall Colour:	General Condition:

Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear
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8.10 Accessories



8.10 Accessories

Serial #	Element	Element Description
8.10.1	Medicine Cabinet	Type & Finish: MDF - Plain Effect, Single Cabinet, Wall Mounted Features: Marks to Inside - Light, Mirrors To Face
8.10.2	Shower Squeegee And Holder	Type: Wall Mounted Finish: Chrome Effect
8.10.3	Toilet Brush / Holder	Type: Free Standing Finish: UPVC
8.10.4	Toilet Roll Holder	Type: Wall Mounted Finish: Chrome Effect
8.10.5	Towel Rail	Type: Wall Mounted Finish & Features: Chrome

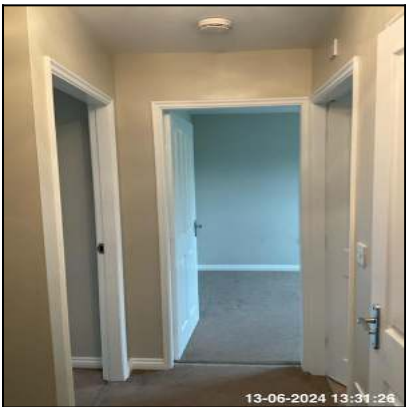
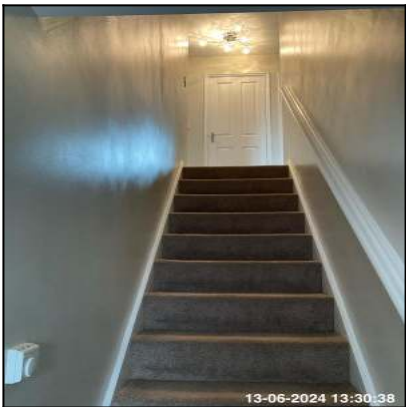
8.11 Blinds	
Overall Colour:	General Condition:
Dark Beige	Poor Condition - Heavy Damage / Heavy Wear and Tear / Maintenance Issues But Functionality Not Impaired



8.11 Blinds

Serial #	Element	Element Description
8.11.1	Blinds	<p>Type & Number Fitted: Vertical, x01</p> <p>Finish: Synthetic Fabric</p> <p>Features: Pull Cords, Very Light Marks, Metal Track, Blind Stiff To Operate</p> <p>Blind Safety: Cord Not Attached To Wall Bracket, Cord / Chain Breakaway Connector</p>

9: Stairs / Landing



9.1 Ceiling	
Overall Colour:	General Condition:

White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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9.1 Ceiling

Serial #	Element	Element Description
9.1.1	Ceiling	Type: Plaster - Painted Finish: Finish - Smooth Surface, Painted - Matt / Emulsion
9.1.2	Loft Hatch	Type: Hinged - Fold Down Style, UPVC Features: Twist Lock

9.2 Lighting	
Overall Colour:	General Condition:
Chrome Effect	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



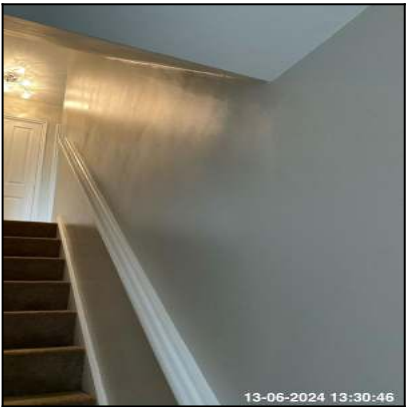
9.2 Lighting

Serial #	Element	Element Description
9.2.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x01 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted
9.2.2	Surface Mounted	Type: Ceiling Fitted Finish & Number Of Fittings: Bulbs Per Unit x06 Features: All Bulbs Working, Arms x6, Shade & Bulb To Each

9.3 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



9.3 Walls



9.3 Walls



9.3 Walls



9.3 Walls



9.3 Walls



9.3 Walls



9.3 Walls

Serial #	Element	Element Description
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9.3.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted
9.3.2	Wall Cupboard	Type & Number Fitted: Airing Cupboard, Built Into Recess, x01 Finish: Doors To Match Property, Floors To Match Property, Walls To Match Property Features: All Interior Surfaces In Good Cosmetic Condition, Hot Water Cylinder, Sockets / Switches, Shelves
9.3.3	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion

9.4 Switch	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



9.4 Switch

Serial #	Element	Element Description
9.4.1	Single Switch	Type: Wall Mounted, For Light, For Extractor Fan Finish & Number Fitted: UPVC x03 Features: With Isolator For Extractor

9.5 Socket Outlet	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



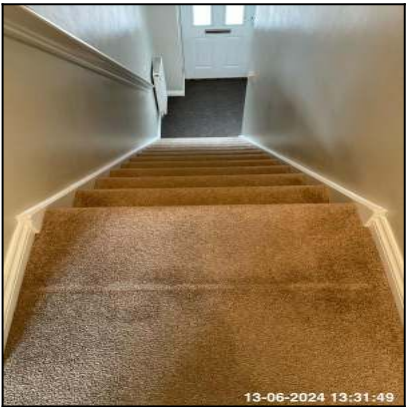
9.5 Socket Outlet

Serial #	Element	Element Description
9.5.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x01

9.6 Floor	
Overall Colour:	General Condition:
Light Brown	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



9.6 Floor



9.6 Floor



9.6 Floor

Serial #	Element	Element Description
9.6.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Indentations From Previous Furniture

9.7 Staircase	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



9.7 Staircase

Serial #	Element	Element Description
9.7.1	Handrail	Finish: Wood, Painted Features & Number Fitted: Painted White, x1

10: Bedroom 1 Front RHS



10.1 Doors	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



10.1 Doors

Serial #	Element	Element Description
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10.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Coat Hook - Brass / Gold Effect
10.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges

10.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



10.2 Ceiling

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

10.3 Lighting

Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



10.3 Lighting

Serial #	Element	Element Description
10.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x01 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted

10.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



10.4 Walls



10.4 Walls



10.4 Walls



10.4 Walls



10.4 Walls



10.4 Walls

Serial #	Element	Element Description
10.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
10.4.2	Wall Cupboard	Type & Number Fitted: Meter Cupboard, x01, Wardrobe Type Finish: Doors To Match Property, Floors To Match Property, Walls To Match Property Features: All Interior Surfaces In Excellent Cosmetic Condition, Hanging Rail(s), Floor Concrete / Not Covered, Shelves

10.4.3	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion Features: Niche - To Match Accessories, Fixtures & Fittings: Co-Ax Cable , Wood Batten - With Old Rail / Blind Fittings
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10.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



10.5 Windows

Serial #	Element	Element Description
10.5.1	Sill	Finish & Number Fitted: Painted, Wood , x01
10.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Very Light Scratches / Marks To Frame, Trickle Vents

10.6 Switch	
Overall Colour:	General Condition:

White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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10.6 Switch

Serial #	Element	Element Description
10.6.1	Single Switch	Type: Wall Mounted, For Light Finish & Number Fitted: UPVC x01

10.7 Socket Outlet	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



10.7 Socket Outlet

Serial #	Element	Element Description
10.7.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x03

10.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



10.8 Radiator

Serial #	Element	Element Description
10.8.1	Radiator	Type & Number Fitted: Single Panel With Convactor, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Very Light Scratches / Marks

10.9 Floor	
Overall Colour:	General Condition:
Light Brown	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



10.9 Floor



10.9 Floor



10.9 Floor



10.9 Floor

Serial #	Element	Element Description
10.9.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Indentations From Previous Furniture

10.10 Blinds	
Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



10.10 Blinds

Serial #	Element	Element Description
10.10.1	Blinds	<p>Type & Number Fitted: Vertical, x01</p> <p>Finish: Synthetic Fabric</p> <p>Features: Pull Cords, Very Light Marks, Metal Track</p> <p>Blind Safety: Cord Not Attached To Wall Bracket, Cord / Chain Breakaway Connector</p>

11: Bedroom 2 Rear RHS



11.1 Doors

Overall Colour:	General Condition:
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White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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11.1 Doors

Serial #	Element	Element Description
11.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips
11.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges

11.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



11.2 Ceiling

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

11.3 Lighting	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



11.3 Lighting

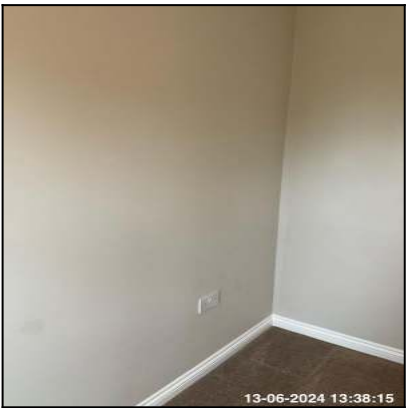
Serial #	Element	Element Description
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11.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x01 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted
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11.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



11.4 Walls



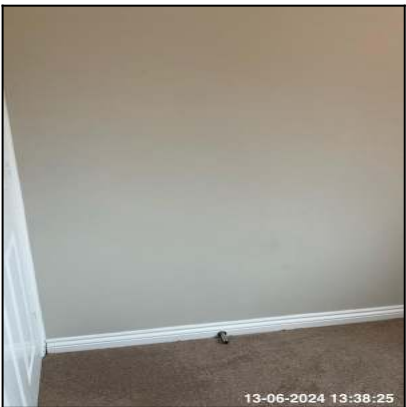
11.4 Walls



11.4 Walls



11.4 Walls



11.4 Walls

Serial #	Element	Element Description
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11.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
11.4.2	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion Marks & Observations: Old Damage / Holes Repaired & Painted In - Does Not Match Accessories, Fixtures & Fittings: Wood Batten - With Old Rail / Blind Fittings Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips

11.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



11.5 Windows

Serial #	Element	Element Description
11.5.1	Sill	Finish & Number Fitted: Painted, Wood , x01

11.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Very Light Scratches / Marks To Frame, Trickle Vents, Handles - Lever Window Cleanliness: Stickers Present
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11.6 Switch	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



11.6 Switch

Serial #	Element	Element Description
11.6.1	Single Switch	Type: Wall Mounted, For Light Finish & Number Fitted: UPVC x01

11.7 Socket Outlet	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



11.7 Socket Outlet

Serial #	Element	Element Description
11.7.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x02

11.8 Radiator	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



11.8 Radiator

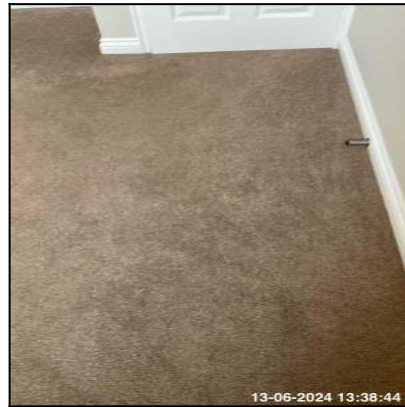
Serial #	Element	Element Description
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11.8.1	Radiator	Type & Number Fitted: Single Panel With Convactor, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Very Light Scratches / Marks , Very Light Chips / Paint Flaking
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11.9 Floor	
Overall Colour:	General Condition:
Light Brown	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



11.9 Floor



11.9 Floor



11.9 Floor

Serial #	Element	Element Description
11.9.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Indentations From Previous Furniture

11.10 Blinds	
Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



11.10 Blinds

Serial #	Element	Element Description
11.10.1	Blinds	Type & Number Fitted: Vertical, x01 Finish: Synthetic Fabric Features: Pull Cords, Very Light Marks, Metal Track Blind Safety: Cord Not Attached To Wall Bracket, Cord / Chain Breakaway Connector

12: Bathroom



12.1 Doors	
Overall Colour:	General Condition:

White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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12.1 Doors

Serial #	Element	Element Description
12.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Lock - Thumb Turn
12.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges

12.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



12.2 Ceiling

Serial #	Element	Element Description
12.2.1	Ceiling	Type: Plaster - Painted Finish: Finish - Smooth Surface, Painted - Matt / Emulsion Features: Old Fittings / Holes to Ceiling - Painted in Not to Match

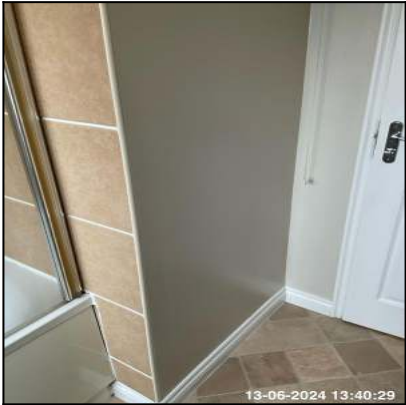
12.3 Lighting	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



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, Unit X01, UPVC Effect Features: All Bulbs Working

12.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



12.4 Walls



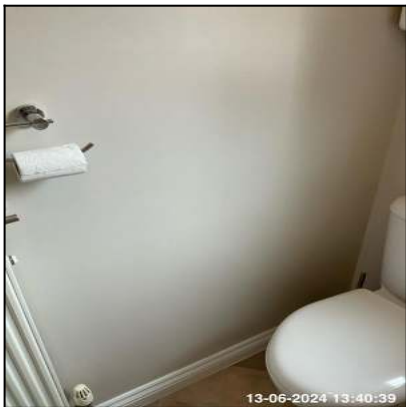
12.4 Walls



12.4 Walls



12.4 Walls



12.4 Walls



12.4 Walls

Serial #	Element	Element Description
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12.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
12.4.2	Tiling	Type: Tiled Behind Bath & Shower To Ceiling, Tiled Behind Basin Finish & Tile Colour: Brown, Grout - White, Tiles - Granite Effect Features: Edging Strip - UPVC
12.4.3	Walls	Type: Plaster - Painted, Tiled - Part Finish: Painted - Matt / Emulsion, Ceramic Tiled Marks & Observations: Old Damage / Holes Repaired & Painted In - Does Not Match

12.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



12.5 Windows

Serial #	Element	Element Description
12.5.1	Sill	Finish & Number Fitted: Painted, Wood , x01

12.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Very Light Scratches / Marks To Frame, Trickle Vents, Glass - Opaque / Frosted / Patterned, Glass - Safety
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12.6 Switch	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.6 Switch

Serial #	Element	Element Description
12.6.1	Pull Cord	Type: Ceiling Mounted, For Shower Finish & Number Fitted: UPVC x01 Features: LED Indicator

12.7 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.7 Radiator

Serial #	Element	Element Description
12.7.1	Radiator	Type & Number Fitted: Single Panel With Convector, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Very Light Scratches / Marks

12.8 Floor	
Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.8 Floor



12.8 Floor

Serial #	Element	Element Description
12.8.1	Floors	Type: Vinyl - Cushioned Finish: Tile Effect Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Light Dents, Light Marks

12.9 Extractor Fan	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.9 Extractor Fan

Serial #	Element	Element Description
12.9.1	Extractor Fan	Make: Silavent Finish: UPVC Features: Exterior Switch Operated, Wall Mounted

12.10 Basin	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.10 Basin



12.10 Basin

Serial #	Element	Element Description
12.10.1	Basin	Type: Single, Wall Mounted - With Pedestal Finish: Furniture - Chrome Effect, Ceramic Bowl Features: Limescale to Tap Spout - Light, Taps - Monobloc, Overflow, Waste - Pop Up

12.11 Toilet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.11 Toilet



12.11 Toilet

Serial #	Element	Element Description
12.11.1	Toilet	<p>Type: Floor Mounted</p> <p>Finish: To Match Suite, Ceramic / Porcelain</p> <p>Features: Cistern Panel Access, Flush - Double Button, Furniture - Chrome Effect, Limescale To Rim, Seat & Lid - UPVC / Resin, Seat & Lid To Match, Slow Close Lid</p>

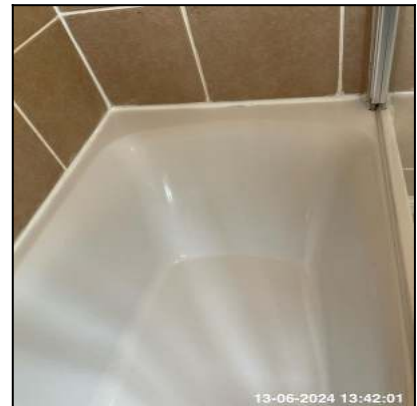
12.12 Bath	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.12 Bath



12.12 Bath



12.12 Bath

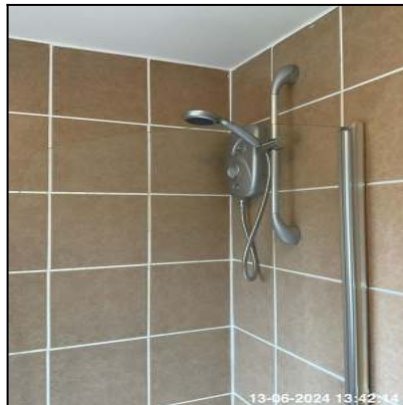
Serial #	Element	Element Description
12.12.1	Bath	<p>Type: Shower Bath, To Match Suite</p> <p>Finish: Acrylic / UPVC</p> <p>Features: Furniture - Chrome Effect, Overflow, Plug & Chain, Limescale to Tap Spout - Light, Taps - Single x02, Tap Ends Hot & Cold</p> <p>Comments: Light Marks To Sealant</p>

12.12.2	Bath Side Panel	Type: UPVC Moulded Finish: To Match Bath
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12.13 Shower	
Overall Colour:	General Condition:
Silver Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.13 Shower



12.13 Shower



12.13 Shower

Serial #	Element	Element Description
12.13.1	Shower	Type & Make: Aquatronic, Electric Finish: UPVC Body, UPVC Shower Head Features: Heavy Limescale to Shower Head / Hose, Riser Bar, Shower Head
12.13.2	Shower - Enclosure / Screen	Type: Screen, Fitted Over Bath Finish: Glass Screen - Clear Features: Hinged Door, Seal To Base Of Door, Wall / Ceiling Bracket Tarnished

12.14 Accessories	
Overall Colour:	General Condition:

Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear
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12.14 Accessories



12.14 Accessories



12.14 Accessories



12.14 Accessories



12.14 Accessories

Serial #	Element	Element Description
12.14.1	Medicine Cabinet	Type & Finish: MDF - Plain Effect, Single Cabinet, Wall Mounted Features: Furniture - Chrome Effect, Marks to Inside - Light, Mirrors To Face
12.14.2	Toilet Roll Holder	Type: Wall Mounted Finish: Chrome Effect

12.15 Blinds

Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



12.15 Blinds

Serial #	Element	Element Description
12.15.1	Blinds	Type & Number Fitted: Vertical, x01 Finish: Synthetic Fabric Features: Pull Cords, Very Light Marks, Metal Track Blind Safety: Cord Not Attached To Wall Bracket, Cord / Chain Breakaway Connector

13: Bedroom 3 Rear LHS



13.1 Doors	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



13.1 Doors

Serial #	Element	Element Description
13.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Coat Hook - Brass / Gold Effect, Overpaint to Lock Return / Handles / Furniture
13.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges

13.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



13.2 Ceiling

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

13.3 Lighting	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



13.3 Lighting

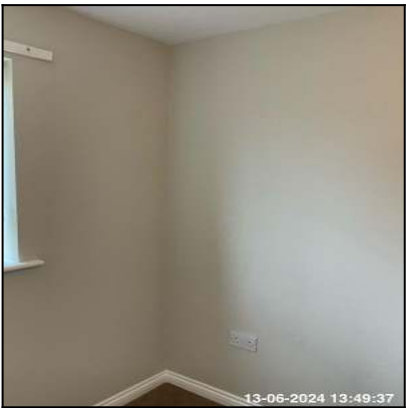
Serial #	Element	Element Description
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13.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x01 Features: All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted
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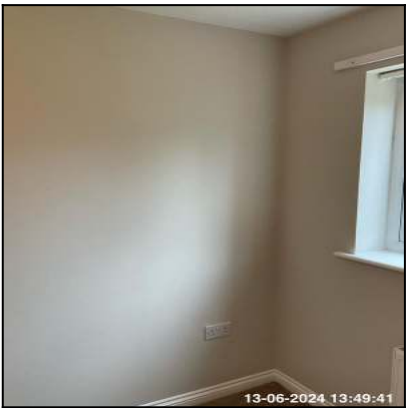
13.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



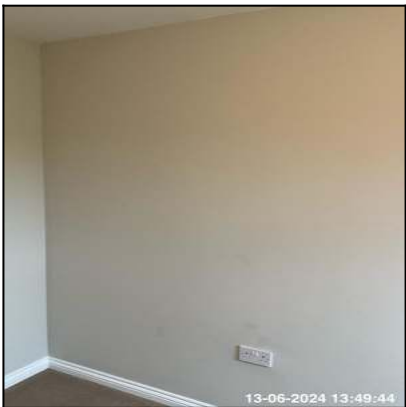
13.4 Walls



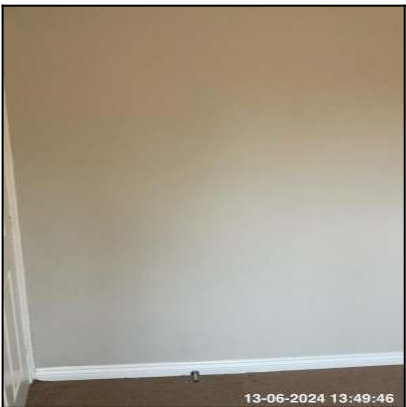
13.4 Walls



13.4 Walls



13.4 Walls



13.4 Walls

Serial #	Element	Element Description
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13.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
13.4.2	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion Marks & Observations: Old Damage / Holes Repaired & Painted In - Does Not Match Accessories, Fixtures & Fittings: Wood Batten - Painted Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips

13.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



13.5 Windows

Serial #	Element	Element Description
13.5.1	Sill	Finish & Number Fitted: Painted, Wood , x01

13.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Very Light Scratches / Marks To Frame, Trickle Vents, Handles - Lever Window Cleanliness: Stickers Present
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13.6 Switch	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



13.6 Switch

Serial #	Element	Element Description
13.6.1	Single Switch	Type: Wall Mounted, For Light Finish & Number Fitted: UPVC x01

13.7 Socket Outlet	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



13.7 Socket Outlet

Serial #	Element	Element Description
13.7.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x02

13.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



13.8 Radiator

Serial #	Element	Element Description
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13.8.1	Radiator	Type & Number Fitted: Single Panel With Convactor, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Very Light Scratches / Marks
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13.9 Floor	
Overall Colour:	General Condition:
Light Brown	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



13.9 Floor



13.9 Floor



13.9 Floor

Serial #	Element	Element Description
13.9.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Indentations From Previous Furniture

13.10 Blinds	
Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



13.10 Blinds

Serial #	Element	Element Description
13.10.1	Blinds	<p>Type & Number Fitted: Vertical, x01</p> <p>Finish: Synthetic Fabric</p> <p>Features: Pull Cords, Very Light Marks, Metal Track</p> <p>Blind Safety: Cord Not Attached To Wall Bracket, Cord / Chain Breakaway Connector</p>

14: Bedroom 4 Front LHS



14.1 Doors	
Overall Colour:	General Condition:

White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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14.1 Doors

Serial #	Element	Element Description
14.1.1	Door	Type: Panelled - 4 Cavity Finish: Wood, Painted - Gloss Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Coat Hook - Brass / Gold Effect
14.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges

14.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



14.2 Ceiling

Serial #	Element	Element Description
14.2.1	Ceiling	Type: Plaster - Painted Finish: Finish - Smooth Surface, Painted - Matt / Emulsion

14.3 Lighting	
Overall Colour:	General Condition:
Cream	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



14.3 Lighting

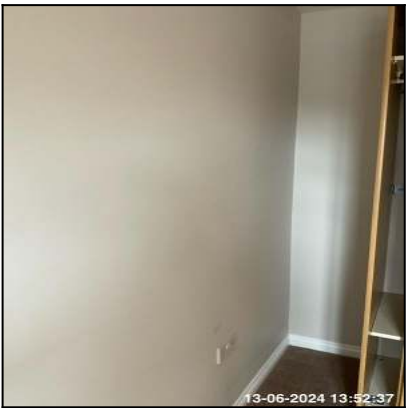
Serial #	Element	Element Description
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14.3.1	Pendant	Type: Bayonet, Ceiling Fitted, Rose & Cord Number Of Fittings: x01 Features: All Bulbs Working, Bulb Per Pendant x01, Shade - Fabric, Dusty to Pendant/Rose
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14.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



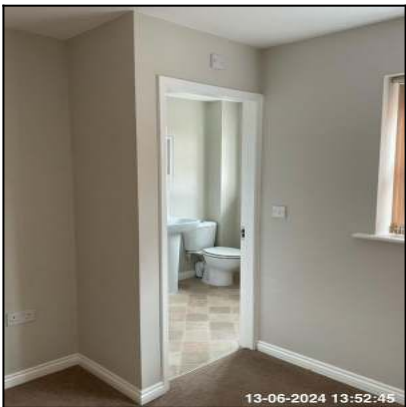
14.4 Walls



14.4 Walls



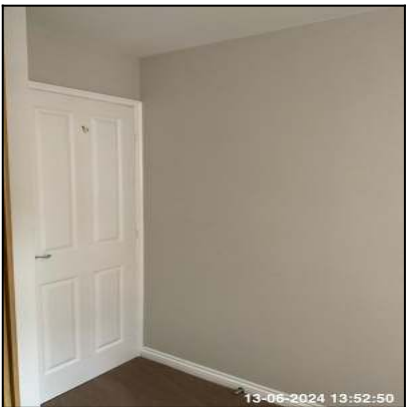
14.4 Walls



14.4 Walls



14.4 Walls



14.4 Walls

Serial #	Element	Element Description
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14.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop
14.4.2	Wall Cupboard	Type & Number Fitted: Meter Cupboard, x01, Wardrobe Type Finish: Doors To Match Property, Floors To Match Property, Walls To Match Property Features: All Interior Surfaces In Excellent Cosmetic Condition, Hanging Rail(s), Floor Concrete / Not Covered, Shelves
14.4.3	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion Features: Niche - To Match Marks & Observations: Spot Painting Marks - Shade Differs From Surrounding Colour, Paintwork Patchy / Thin To A Few Areas Accessories, Fixtures & Fittings: Co-Ax Cable Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips

14.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



14.5 Windows

Serial #	Element	Element Description
14.5.1	Sill	Finish & Number Fitted: Painted, Wood , x01
14.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Very Light Scratches / Marks To Frame, Trickle Vents

14.6 Switch	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



14.6 Switch

Serial #	Element	Element Description
14.6.1	Single Switch	Type: Wall Mounted, For Light, For Extractor Fan Finish & Number Fitted: UPVC x03 Features: With Isolator For Extractor

14.7 Socket Outlet	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



14.7 Socket Outlet

Serial #	Element	Element Description
14.7.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x04

14.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



14.8 Radiator

Serial #	Element	Element Description
14.8.1	Radiator	Type & Number Fitted: Single Panel With Convactor, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Light Scratches / Marks

14.9 Floor	
Overall Colour:	General Condition:
Light Brown	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



14.9 Floor



14.9 Floor



14.9 Floor



14.9 Floor

Serial #	Element	Element Description
14.9.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Indentations From Previous Furniture

14.10 Blinds	
Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



14.10 Blinds

Serial #	Element	Element Description
14.10.1	Blinds	<p>Type & Number Fitted: Vertical, x01</p> <p>Finish: Synthetic Fabric</p> <p>Features: Pull Cords, Very Light Marks, Metal Track</p> <p>Blind Safety: Cord Not Attached To Wall Bracket, Cord / Chain Breakaway Connector</p>

14.11 Wardrobe	
Overall Colour:	General Condition:
Light Wood Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



14.11 Wardrobe



14.11 Wardrobe



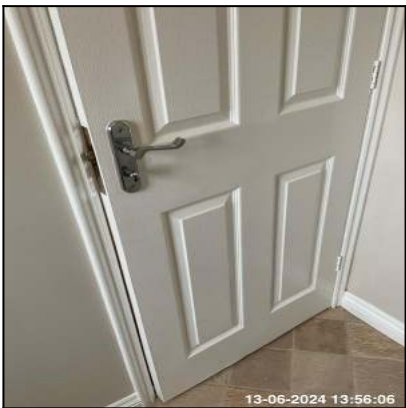
14.11 Wardrobe

Serial #	Element	Element Description
14.11.1	Wardrobe	<p>Type & Number Fitted: Free Standing, Full Surround Unit, x01</p> <p>Finish: Sliding Mirror Doors, MDF - Wood Style</p> <p>Features: Hanging Rail x02, Shelves x02, Light Chips / Scuffs</p>

15: En-Suite



15.1 Doors	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



15.1 Doors



15.1 Doors

Serial #	Element	Element Description
15.1.1	Door	<p>Type: Panelled - 4 Cavity</p> <p>Finish: Wood, Painted - Gloss</p> <p>Features: Furniture - Chrome Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Lock - Thumb Turn</p>

15.1.2	Door Frame	Type: Wood, With Architrave Finish: Frame Coloured - White, Painted - Gloss Features: Furniture - Brushed Steel / Metal Effect, With Striking Plate / Lock Return, Overpaint to Lock Return Area / Hinges
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15.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.2 Ceiling



15.2 Ceiling

Serial #	Element	Element Description
15.2.1	Ceiling	Type: Plaster - Painted Finish: Finish - Smooth Surface, Painted - Matt / Emulsion Features: Paint Flaking - Light, Paintwork Patchy & Thin to Some Areas

Serial #	Ceiling - Observation - (Inventory)
15.2.1	Paint Flaking Above Shower



15.2.1 Paint Flaking Above Shower

15.3 Lighting	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.3 Lighting

Serial #	Element	Element Description
15.3.1	Surface Mounted	<p>Type: Ceiling Mounted Bathroom IP65</p> <p>Finish & Number Of Fittings: Bulbs Per Unit x01, Unit X01, UPVC Effect</p> <p>Features: All Bulbs Working</p>

15.4 Walls	
Overall Colour:	General Condition:
Taupe	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



15.4 Walls



15.4 Walls



15.4 Walls



15.4 Walls



15.4 Walls



15.4 Walls

Serial #	Element	Element Description
15.4.1	Skirting Boards	Type: Wood, Ogee Edge Finish: Colour - White, Gloss Painted Features: Door Stop

15.4.2	Tiling	Type: Tiled Behind Basin, Tiled Behind Shower To Ceiling Finish & Tile Colour: Grout - White, Tiles - Linear Effect , Tiles - Smooth Surface, White Features: Edging Strip - UPVC, Grouting Discoloured / Aged
15.4.3	Walls	Type: Plaster - Painted, Tiled - Part Finish: Painted - Matt / Emulsion, Ceramic Tiled

15.5 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



15.5 Windows

Serial #	Element	Element Description
15.5.1	Sill	Finish & Number Fitted: Painted, Wood , x01
15.5.2	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Very Light Scratches / Marks To Frame, Trickle Vents, Glass - Opaque / Frosted / Patterned, Glass - Safety

15.6 Switch

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.6 Switch

Serial #	Element	Element Description
15.6.1	Pull Cord	Type: Ceiling Mounted, For Shower Finish & Number Fitted: UPVC x01 Features: LED Indicator

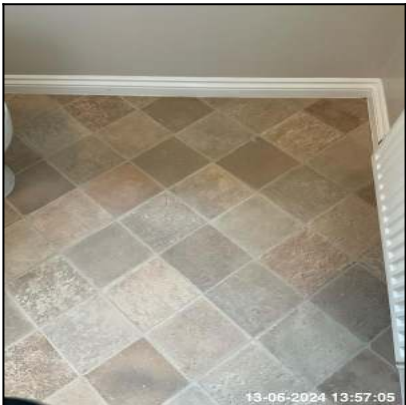
15.7 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.7 Radiator

Serial #	Element	Element Description
15.7.1	Radiator	Type & Number Fitted: Single Panel With Convector, x01 Finish: Enamel Features: End Cap x01, Dusty / Dirty Under Vent - Heavy, Thermostatic (TRV) Valve, Very Light Scratches / Marks

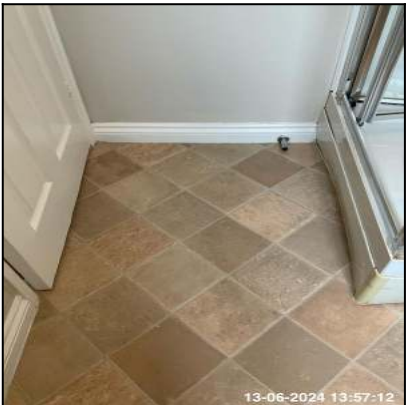
15.8 Floor	
Overall Colour:	General Condition:
Dark Beige	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.8 Floor



15.8 Floor



15.8 Floor

Serial #	Element	Element Description
15.8.1	Floors	Type: Vinyl - Cushioned Finish: Tile Effect Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Light Dents, Light Marks

15.9 Extractor Fan	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.9 Extractor Fan

Serial #	Element	Element Description
15.9.1	Extractor Fan	Make: Silavent Finish: UPVC Features: Exterior Switch Operated, Wall Mounted

15.10 Basin	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.10 Basin



15.10 Basin

Serial #	Element	Element Description
15.10.1	Basin	Type: Single, Wall Mounted - With Pedestal Finish: Furniture - Chrome Effect, Ceramic Bowl Features: Taps - Monobloc, Waste - Pop Up, Light Chips / Cracks / Scratches To Basin, Overflow To Match

Serial #	Basin - Observation - (Inventory)
15.10.1	Chip To Edge And Near Plug



15.10.1 Chip To Edge And Near Plug



15.10.1 Chip To Edge And Near Plug

15.11 Toilet	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear
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15.11 Toilet



15.11 Toilet

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

15.12 Shower	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.12 Shower



15.12 Shower



15.12 Shower



15.12 Shower



15.12 Shower

Serial #	Element	Element Description
15.12.1	Shower	Type & Make: Electric, Triton Finish: UPVC Body, UPVC Shower Head Features: Riser Bar, Shower Head, Shower Tidy
15.12.2	Shower - Enclosure / Screen	Type: Cubicle Finish: Glass Screen - Clear, UPVC Tray Features: Folding Door / Screen, Limescale To Wall / Ceiling Bracket, Limescale To Door Seal - Light, Water Damage To Surround At Bottom

15.13 Accessories

Overall Colour:	General Condition:
Chrome Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



15.13 Accessories



15.13 Accessories

Serial #	Element	Element Description
15.13.1	Medicine Cabinet	Type & Finish: MDF - Plain Effect, Single Cabinet, Wall Mounted Features: Furniture - Chrome Effect, Marks to Inside - Light, Mirrors To Face
15.13.2	Toilet Roll Holder	Type: Wall Mounted Finish: Chrome Effect

15.14 Blinds	
Overall Colour:	General Condition:
Dark Beige	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



15.14 Blinds

Serial #	Element	Element Description
15.14.1	Blinds	<p>Type & Number Fitted: Vertical, x01</p> <p>Finish: Synthetic Fabric</p> <p>Features: Pull Cords, Very Light Marks, Metal Track</p> <p>Blind Safety: Cord Not Attached To Wall Bracket, Cord / Chain Breakaway Connector</p>

16: Outside Area (Rear)



16.1 Shed

Overall Colour:	General Condition:
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Brown	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues
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16.1 Shed



16.1 Shed



16.1 Shed



16.1 Shed

Serial #	Element	Element Description
16.1.1	Shed Overview	Type & Number Of: 2, Garden Shed Design: Light Damage, Roof - Wood With Felt, Security - Slide Bolt, Structure - Wood, Weathered, Windows - Glass Shed Contents & Features: DIY Items

Serial #	Shed Overview - Observation - (Inventory)
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16.1.1	Crack To Windows X2
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16.1.1 Crack To Windows X2



16.1.1 Crack To Windows X2

16.2 Gate	
Overall Colour:	General Condition:
Brown	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



16.2 Gate

Serial #	Element	Element Description
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16.2.1	Gate	Type : Entrance Finish & Number Fitted: Ledge and Brace , Painted, Wooden, x 01 Features: Latch - Finger Lift, Slide Bolt, Weathered, Green Staining
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16.3 External Lighting	
Overall Colour:	General Condition:
Brushed Metal / Steel Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



16.3 External Lighting

Serial #	Element	Element Description
16.3.1	External Lighting	Type: Wall Mounted Finish: Steel Effect Casing Features & Number Fitted: Glass - Clear, x1, Tarnished

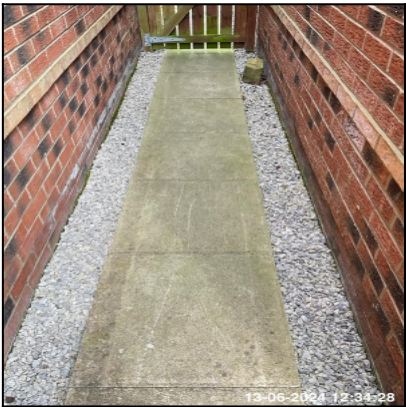
16.4 Hard Area(s) / Paving / Borders	
Overall Colour:	General Condition:
None	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



16.4 Hard Area(s) / Paving / Borders



16.4 Hard Area(s) / Paving / Borders



16.4 Hard Area(s) / Paving / Borders

Serial #	Element	Element Description
16.4.1	Hard Area(s) / Paving / Borders	Type: Concrete Slabs, Gravel Features: Light Spots of Moss / Weeds / Grass, Drains Comments: 1 X Plant Pot

16.5 Grassed / Planted Areas	
Overall Colour:	General Condition:
Green (Light)	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



16.5 Grassed / Planted Areas



16.5 Grassed / Planted Areas



16.5 Grassed / Planted Areas

Serial #	Element	Element Description
16.5.1	Grassed / Planted Areas	Type: Laid With Grass Finish: Grass Slightly Overgrown Features: Drains Present , Very Light Clusters of Weeds

16.6 Fence	
Overall Colour:	General Condition:
Brown	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



16.6 Fence



16.6 Fence

Serial #	Element	Element Description
16.6.1	Fence	Type: Verti-Lap Finish: Painted, Wood Features: Green Staining, Light Paint Flaking , Lightly Weathered Comments: Bird Box Lhs

16.7 External Refuse Bins	
Overall Colour:	General Condition:

Multi Coloured / Patterned	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues
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16.7 External Refuse Bins

Serial #	Element	Element Description
16.7.1	External Refuse Bins	Type & No Of: Outdoor Domestic, X 02 Type & Finish: With Lid, With Wheels, Finish - UPVC Features: Empty

16.8 External Tap	
Overall Colour:	General Condition:
Brass	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



16.8 External Tap

Serial #	Element	Element Description
16.8.1	External Tap	Features : Lightly Tarnished / Weathered

16.9 Bench	
Overall Colour:	General Condition:
Brown	Poor Condition - Heavy Damage / Heavy Wear and Tear / Maintenance Issues But Functionality Not Impaired



16.9 Bench

16.10 Satellite Dish	
Overall Colour:	General Condition:

Dark Grey	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear
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16.10 Satellite Dish

CHRONOLOGICAL LIST OF OBSERVATIONS
(Inventory)

Serial #	Location & Supporting Text	Supporting Photographs
2.2.1	Outside Area (Front) Garage - General Overview / Garage Overview Paint Blistering / Wood Chewed To Lower Integral Door Frame	
5.9.1	Dining Room Rear Door / Door Gap At Top Of Rhs Door	
6.10.1	Kitchen Kitchen Units / Kitchen Units Plinth Damaged Under Sink	

6.15.1 Kitchen
Fridge Freezer / Fridge Freezer
Seal Torn In Freezer



6.15.1 Kitchen
Fridge Freezer / Fridge Freezer
Light Cover Missing



6.15.1 Kitchen
Fridge Freezer / Fridge Freezer
No Door Shelves



15.2.1 En-Suite
Ceiling / Ceiling
Paint Flaking Above Shower



15.10.1 En-Suite
Basin / Basin
Chip To Edge And Near Plug



16.1.1 Outside Area (Rear)
Shed / Shed Overview
Crack To Windows X2



Guidance Notes And Signatures

INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Tenants - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report. If you do not agree with this please do not add your details into the App. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments only.

DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES PRESENT AT CHECK-IN / CHECK-OUT ONLY:

Great care and effort have 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 responsibility to check this inspection document and report any discrepancies to the Agent / Landlord or emailing PiMS Ltd at info@pimsltd.co.uk 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 receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents. I / we understand it is our responsibility to maintain all battery operated smoke alarms and carbon monoxide detectors during the tenancy.

*Tenant Details where not entered via the app / Not present

Name Signature Date

Tenant Name	Tenant Email	Tenant Type	Identified By	Sign For	Tenant Signature
Any Name	Anyname@anyemail.com	Tenant Not Present	Not Completed	NA	NA

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	