



Inventory Report



Flat 2, 40 High Villas,
Highton, East Highton EH3 3EH

Tenant	George Georgeson
Inspected Date	06/01/2023
Inspected by	Peter Smithson

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Terms and Conditions

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. Please sign every page.

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YOU MUST RETURN THE INVENTORY WITHIN 7 DAYS OTHERWISE WE UNDERSTAND THAT YOU AGREE WITH THE CONTENTS THROUGHOUT THE REPORT.

If no amendments are made, this inventory & schedule of condition will be regarded as a true record of the condition of the property and will be used to assess all damage for check-out purposes at the end of the tenancy.

An inventory is a report, which includes the internal condition of the property and an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist with the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

Cleaning

Unless specifically stated in this Inventory & Schedule of Condition, the property is considered to be clean at the start of the tenancy. The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop water saturation will cause damage.

Carpets

You may be charged for cleaning any marks, stains etc and for part, or all, of the cost of damages.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, blue tack marks, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc being driven into walls and excess number of picture hooks. Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

Ventilation

It is important to ensure that the property is adequately ventilated in order to avoid damage & staining from condensation.

Parking Areas

Please be aware that oil causes permanent staining and damage to certain to surfaces (especially tarmac). You may be charged for any damage or deterioration caused by leakage of oil onto surface areas.

Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

All keys to the property must be handed over to the agent prior to the inventory check out, or if the tenant is attending the check out appointment they must hand them over the agent attending.

THIS REPORT IS STORED ON COMPUTER AND THE ORIGINAL RETURNED TO YOU FOR SAFE KEEPING

Tenant guidelines for inspections

Check in inspection

Before you sign the declaration ensure that you are happy with all the statements made in the inventory. If there are any issues you must inform the check in clerk at the time, so that it can be recorded on the report. The condition of items and rooms are deemed to be clean, undamaged and fit for purpose unless otherwise stated in the inventory. You will receive a full copy of the inventory to keep. You must refer to the inventory at check out time, so keep it in a safe place.

At Mid term inspection

If a midterm inspection has been booked, you will be informed of the date in writing and will be expected to allow a clerk to enter the property to carry out the inspection. At this point you must inform the clerk of any damage or maintenance issues with the

property so they can be dealt with.

At Check out inspection

It will be expected for the property and its contents to be returned to the condition and location at check in - use the inventory as a guide. Any items missing from location may be deemed lost / broken and be charged for.

Disclaimer

This inventory is not intended to form any part of a survey and does not comment on functionality of the property.

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

A representative of Pinpoint Inventories who is not a qualified surveyor or a qualified trades-person, or qualified to value the contents of the property has prepared this inventory.

Whilst pictures of windows and doors may be included within the photographic inventory, they are not tested to ensure that they are in working order.

Property left in lofts, cellars and locked rooms, which have not been seen and recorded are the sole responsibility of the landlord. Any room that is excluded from the tenancy will not be photographed for the purpose of the inventory. Loft spaces and cellars will not be included unless they are habitable areas included within the tenancy.

Meter readings may only be taken if the meters are easily accessible. In any event, the relevant utility company should read meters.

This inventory relates only to the furniture and all the Landlords equipment and contents in the property. It is no guarantee, or report, on the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988/1993

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes 'fire Regulation Label Attached' this should not be interpreted to mean the item complies with the 'furniture and furnishings (fire) (safety) (amendments) 1993'. It is a record that the item had a label as described or similar to that detailed in the 'guide' published by the Department of Trade and industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations. The inventory should not be used as an accurate description of each and every piece of furniture and equipment nor as a structural survey report. Heavy items of furniture such as beds, wardrobes, sofas, kitchen appliances & mattresses etc., will not be moved. No responsibility can be taken by the inventory provider for areas or items that cannot be fully inspected.

USING THE INVENTORY

Multiple items may be grouped together and may require locating. Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated. Any visible cracks to walls and ceilings will be documented and form part of this inventory

Schedule of Condition

At Inventory

Decor

Summary	Average Condition
Flat mostly decorated 8 months ago	

Woodwork

Summary	Average Condition

Flooring

Summary	Average Condition
Carpet 12 months old	

Electrical Fittings

Summary	Secure and sound

Kitchen and Appliances

Summary	Average Condition

Bathroom Fittings

Summary	Average Condition

Furniture and Furnishings

Summary	Good Condition

Mould and Mildew

Summary	Signs of mould/mildew as noted

Smells/Odours

Summary	No ambient odour

Cleanliness

Summary	Cleaned to a good domestic standard

Health and Safety

Section/Type

Smoke Detectors

Smoke Detector on each floor?	Yes
Tested?	No
Note: Hallway - mains building system	

Heat Detectors

Heat Detector(s) found?	Yes
Tested?	No
Note: Kitchen - mains building system	

Carbon Monoxide Detectors

Carbon Monoxide Detectors(s) found?	Yes
Tested?	Yes
Note: Kitchen counter	

Fire Extinguishers

Fire Extinguisher(s) found?	No
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Fire Blankets

Fire Blanket(s) found?	No
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Gas Safety Certificate

Expiry Date	19/02/2025
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Legionnaires Help Sheet

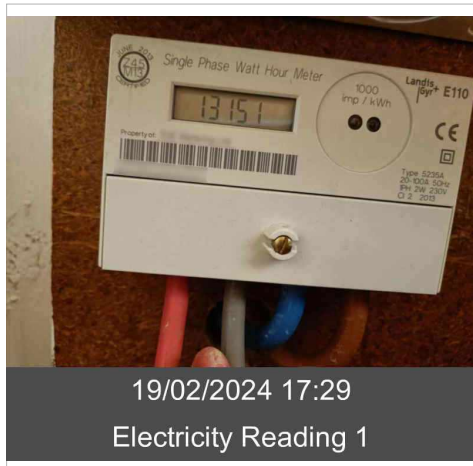
Legionnaires Help Sheet?	No
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Services and Utilities

Service/Utility

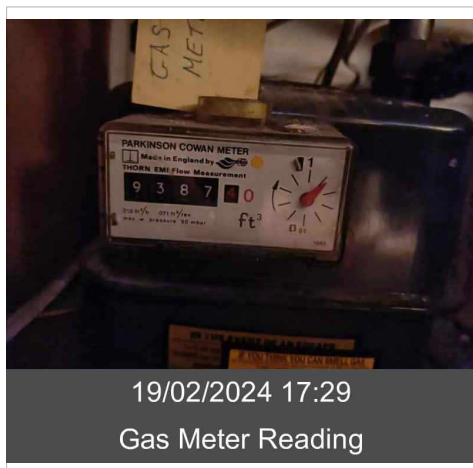
Electricity

Meter Reading 1	12222
Meter Location	Hall Cupboard
Location: In flat hallway cupboard	
Supplier	ESMyElectric
Serial No	EMS12345678



Gas

Meter Reading 1	9988
Meter Location	Hall Cupboard
Location: In flat hallway cupboard	
Supplier	MyGas Co
Serial No	GMS9876543



Water

Meter Reading 1	6543
Meter Location	No Meter Apparent
Supplier	MyWater Co
Serial No	WMS22223333

Service/Utility

Septic Tank

Self-Contained Septic Tank at the property.

Bins

Bins outside front door

Appliances

Electrical Appliances

Appliance

Cooker Hood (Kitchen)

Make/Manufacturer	Siemens
Power Seen?	No

Single Electric Oven (Kitchen)

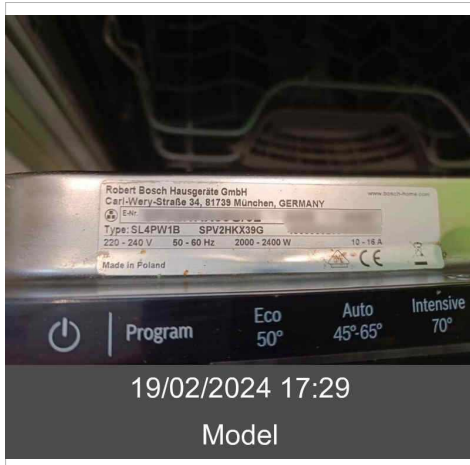
Make/Manufacturer	Electrolux
Power Seen?	No

Fridge Freezer (Kitchen)

Make/Manufacturer	Bosch
Power Seen?	No
Manual?	No

Dishwasher (Kitchen)

Make/Manufacturer	Bosch
Power Seen?	No
Manual?	No



Washing Machine (Kitchen)

Make/Manufacturer	Hoover
Power Seen?	No

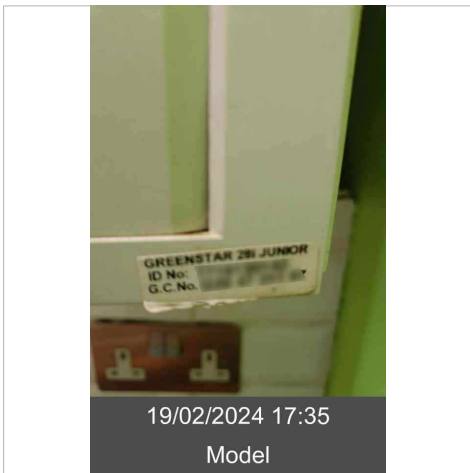


Gas Appliances

Appliance

Boiler (Gas) (Kitchen)

Make/Manufacturer	Worcester
Power Seen?	No

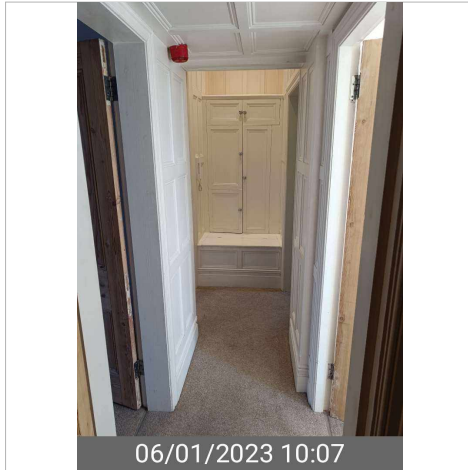
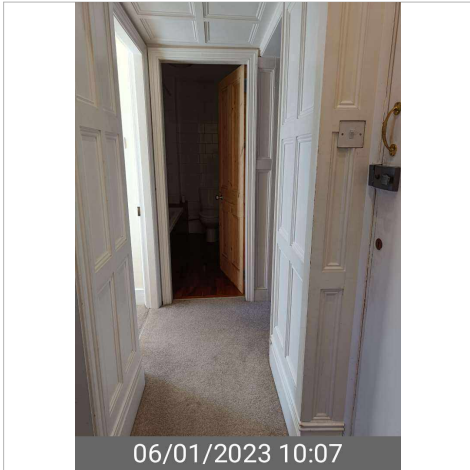


Gas Hob (Kitchen)

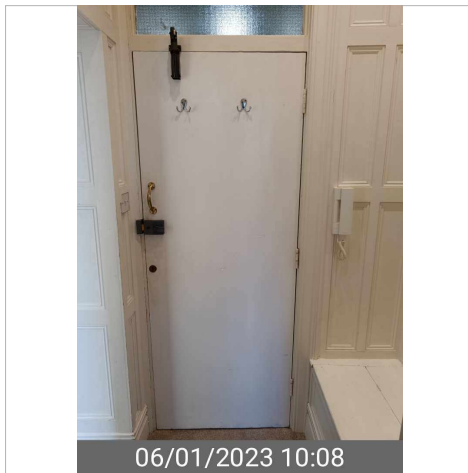
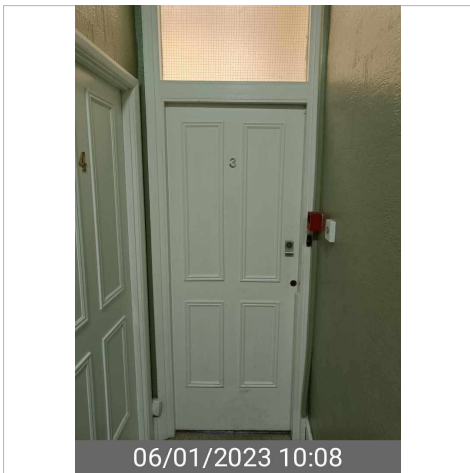
Make/Manufacturer	Unbranded
Power Seen?	No

1.0 Entrance and Hallway

General Room Note/Photos



#	Item	Description	Condition & Cleanliness
1.1	Front Door and Frame	Off white wooden door - 4 panels on outside and flat panel on inside Metal number 3, cylinder lock with night latch and pull, deadbolt lock, vertical metal door closer, brass pull handle and 2 chrome double hooks White wooden door frame with safety glass top light above	Fair condition Low-Level heavy scuffs and light mid-level scuffs on front of door Grubby by brass pull & locks, mid-level indentations on inside

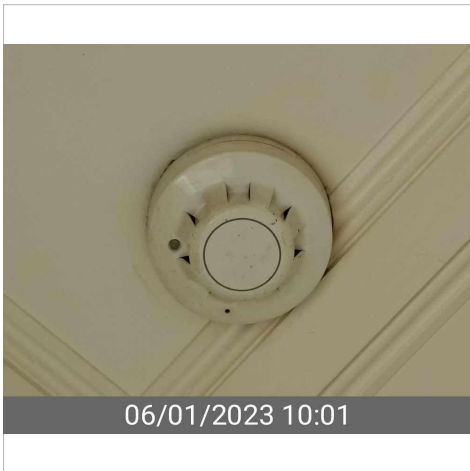


1.2	Ceiling	Off white wooden panelling	Fair condition and clean with light scuff marks by fire sounder
1.3	Walls	Off white wooden panelling Entry wall: white plastic entry phone	Fair condition and clean
1.4	Woodwork	Off white wooden skirting boards	Fair condition with light marks
1.5	Flooring	Light brown fitted carpet	Good condition and clean

1.0 Entrance and Hallway (continued...)



#	Item	Description	Condition & Cleanliness
1.6	Smoke Alarm (Mains)	White plastic ceiling mounted unit	Intact and clean but not heard working



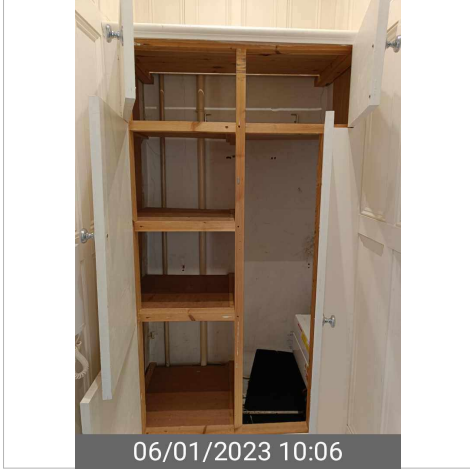
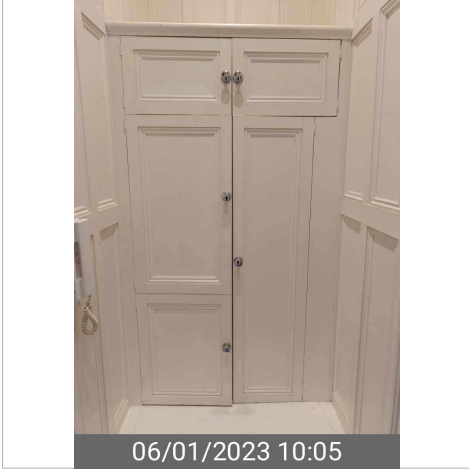
1.7	Fire Alarm Sounder	Ceiling mounted unit	Intact but not tested
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1.8	Switches & Sockets	White plastic single light switch	Light switch intact, clean and tested
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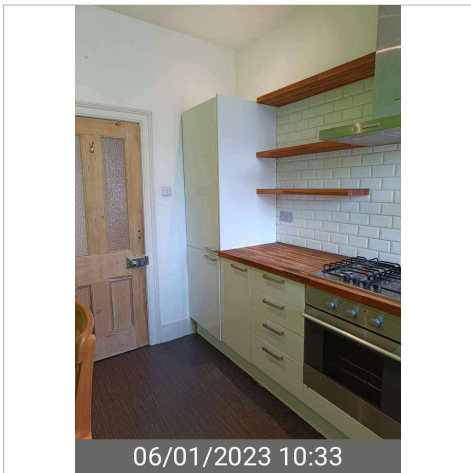
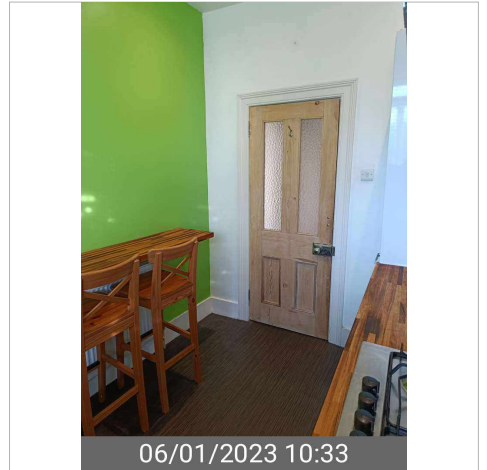
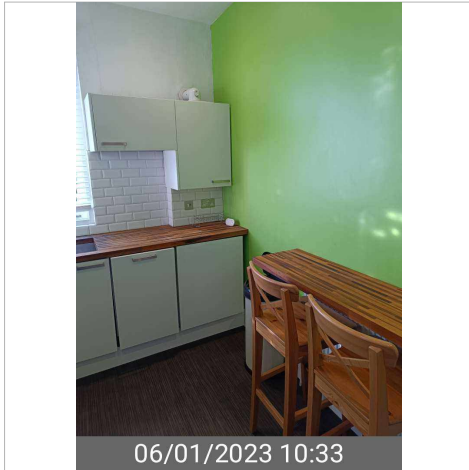
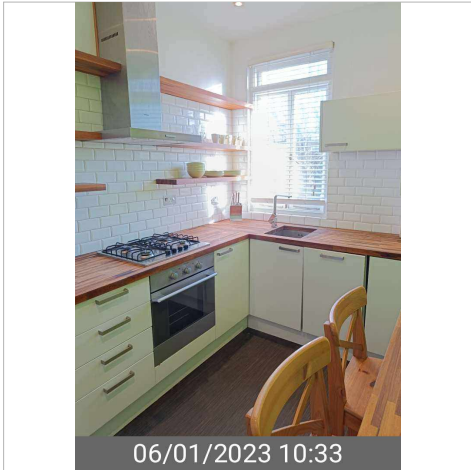
1.0 Entrance and Hallway (continued...)

1.9 Lighting	3 chrome ceiling inset spots	Intact, clean and heard working
1.10 Cupboard	Built-in unit with 5 whitr panel openers and 5 metal knobs, white wooden flip lid Inside wooden shelving unit with rail, consumer unit, electric & gas meter	Fair condition



2.0 Kitchen

General Room Note/Photos

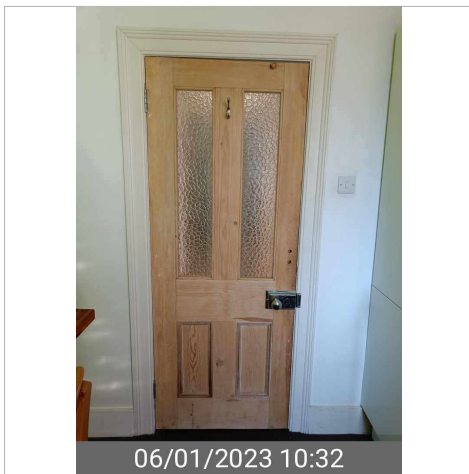
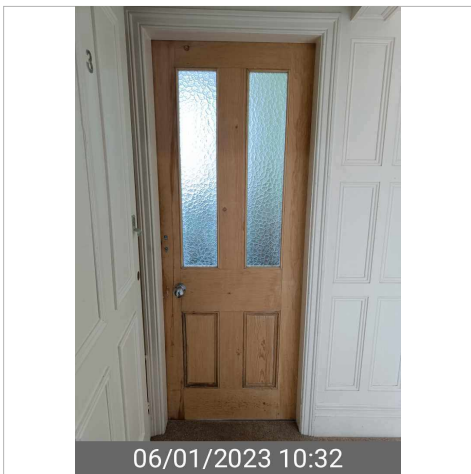


#	Item	Description	Condition & Cleanliness
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2.1 Door

2 panel untreated wooden door with 4 obscured glass panes, chrome handles with rim lock. Two old fitting holes
Off white wooden door frame

Good condition and clean



2.2 Ceiling

White painted smooth plaster

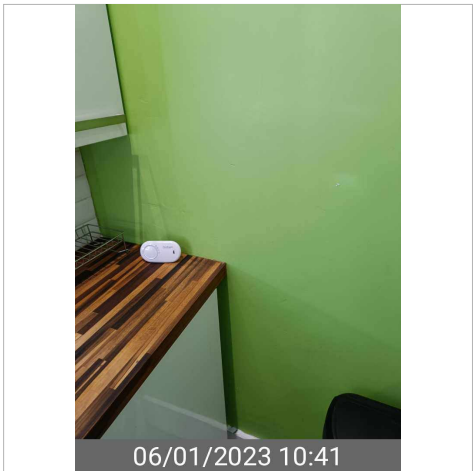
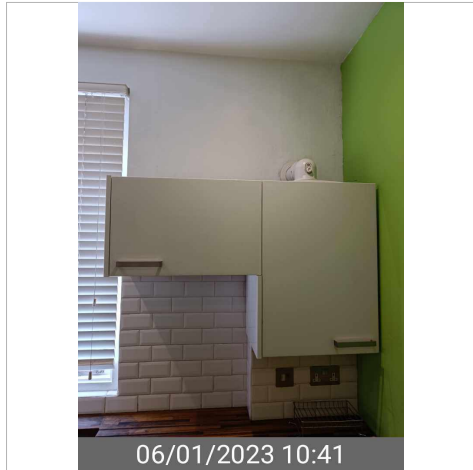
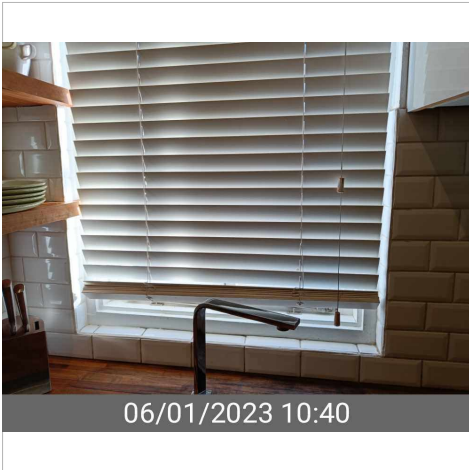
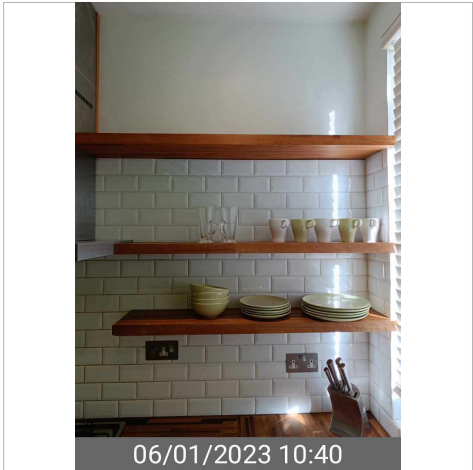
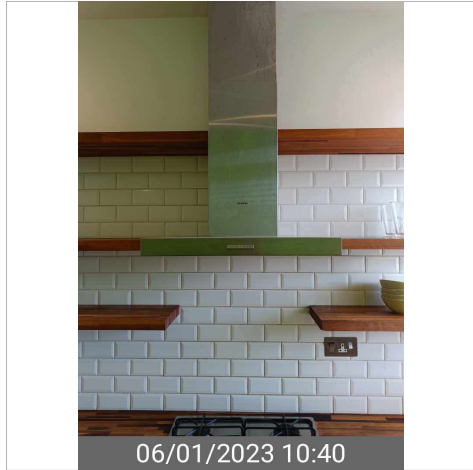
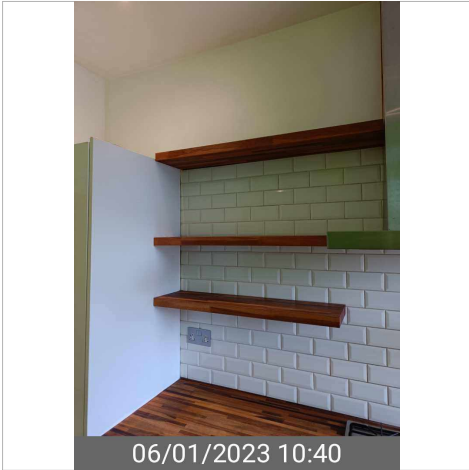
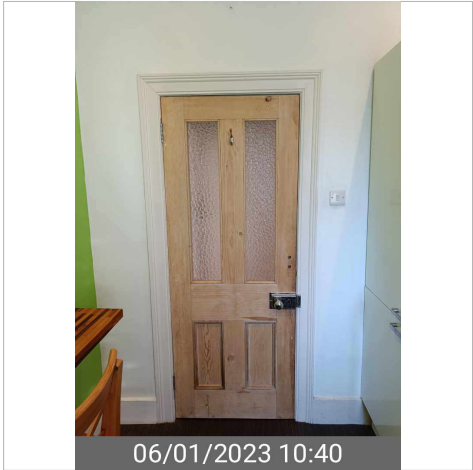
Good condition, unmarked and clean

2.0 Kitchen (continued...)

2.3 Walls

White painted smooth plaster on entry, left and facing walls
Bright green painted smooth plaster on right wall
Off white rectangular bevelled tiles with white grout on left & facing walls above counters

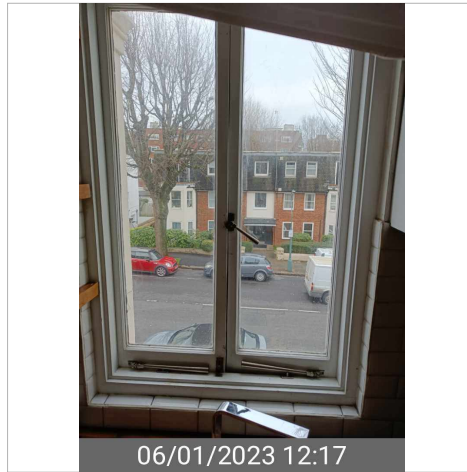
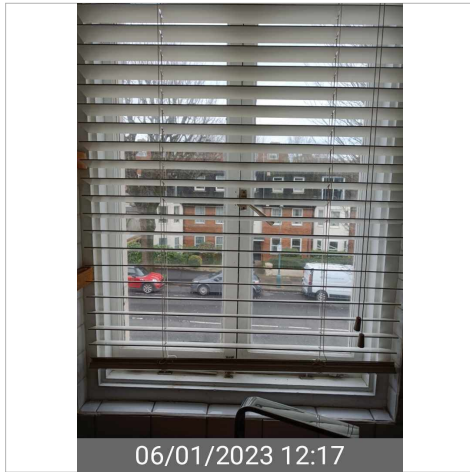
White paintwork is in fair condition
Bright green paint work in good condition but white chips near counter
Tiles are in fair condition and intact.
Grout discoloration especially behind hob



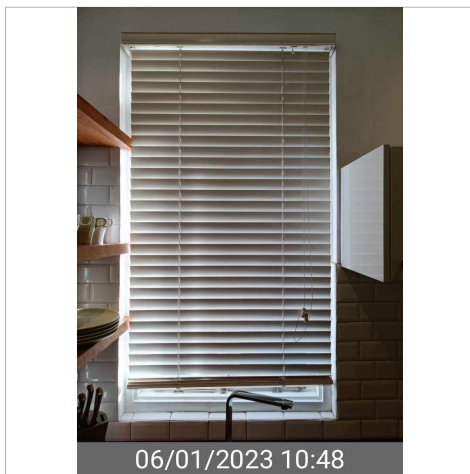
2.0 Kitchen (continued...)

2.4 Woodwork	White skirting boards	Fair condition and clean with light marks
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2.5 Window	Off white wooden casement with double opener with 2 metal vertical bolt locks and window closer and two stays	Fair condition and clean
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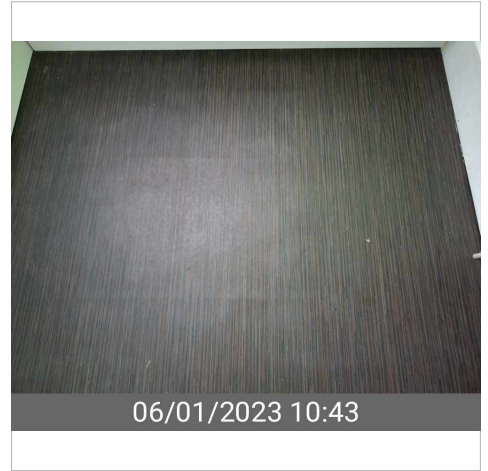
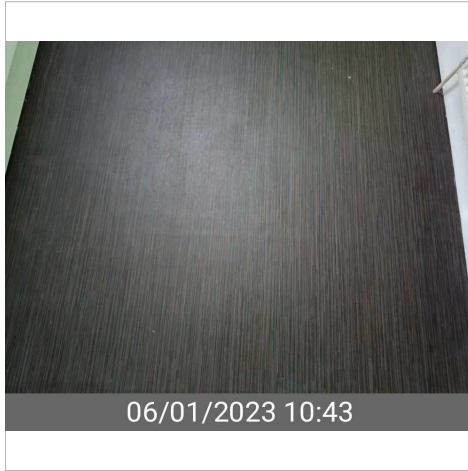
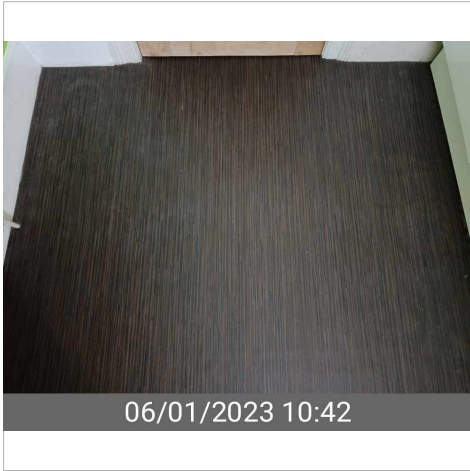


2.6 Window Furnishings	Venetian blind with white wood effect slats, tilt cords with off-white toggles	Fair condition but slats not clean No pull cords present
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2.7 Flooring	Dark bamboo effect vinyl	Fair condition and clean Roughly cut edging by kickboard Multiple small gouges near centre Gouge near breakfast bar Grey ring mark in corner behind door
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2.0 Kitchen (continued...)

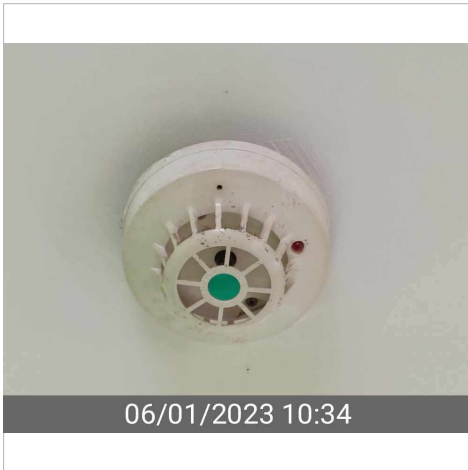


#	Item	Description	Condition & Cleanliness
2.8	Carbon Monoxide Alarm	Fireangel off white plastic countertop unit	Intact, clean and heard working

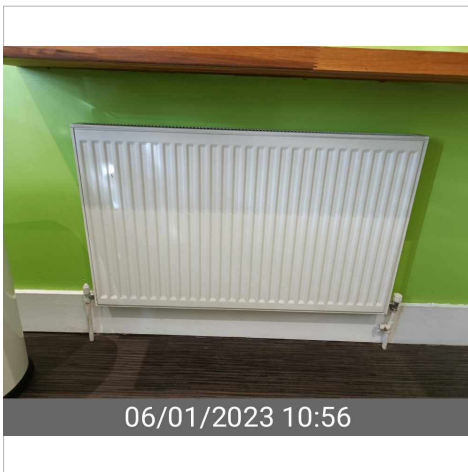


2.9	Heat Alarm (Mains)	White plastic ceiling mounted unit	Intact but not tested
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2.0 Kitchen (continued...)

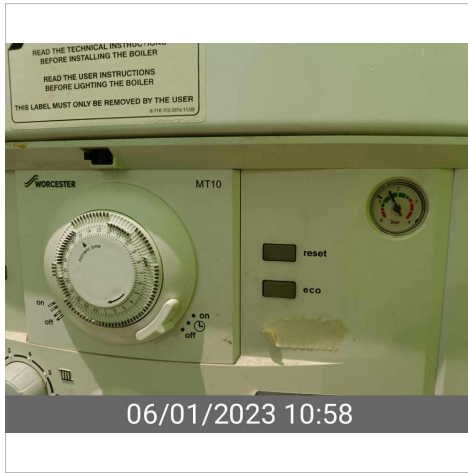
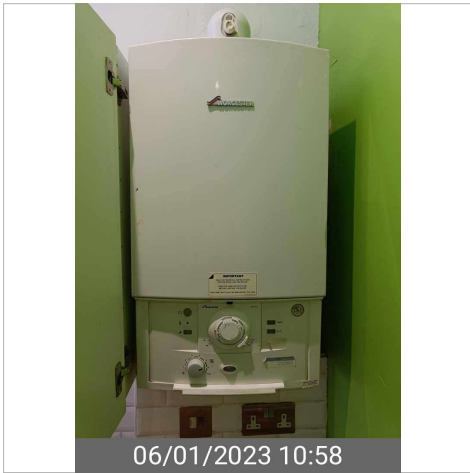


#	Item	Description	Condition & Cleanliness
2.10	Switches & Sockets	White plastic single light switch 3 double and single plug socket with isolator switch metal plugs	Light switch intact, clean and tested Sockets intact and clean but not tested
2.11	Lighting	4 chrome ceiling inset spots	All intact and all bulbs seen working
2.12	Heating	Off white single panel radiator with integrated grille and 2 plastic end caps	Secure and clean with light marks

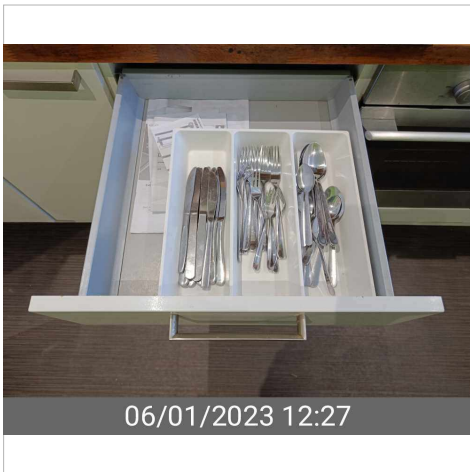
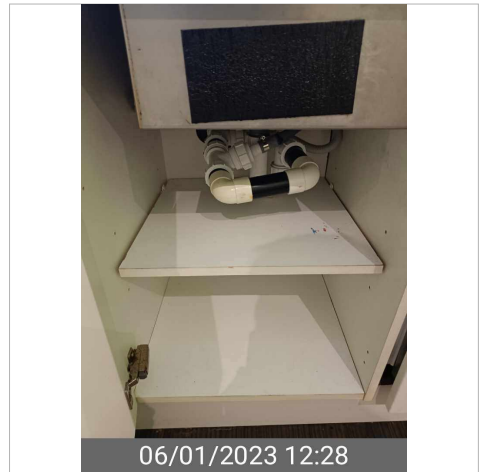
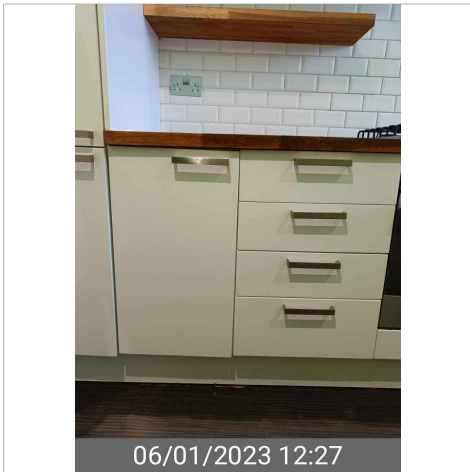


2.13	Boiler (Gas)	Worcester mt10 wall mounted combi boiler	Not tested or examined No control panel flip lid present
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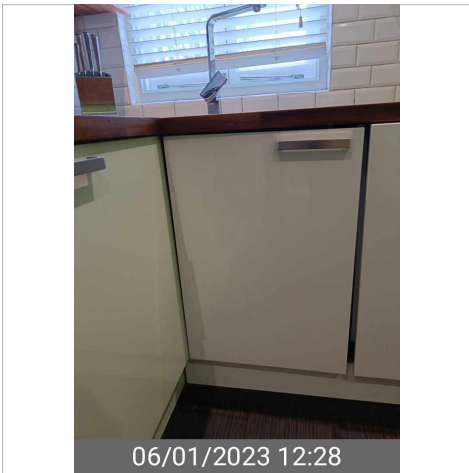
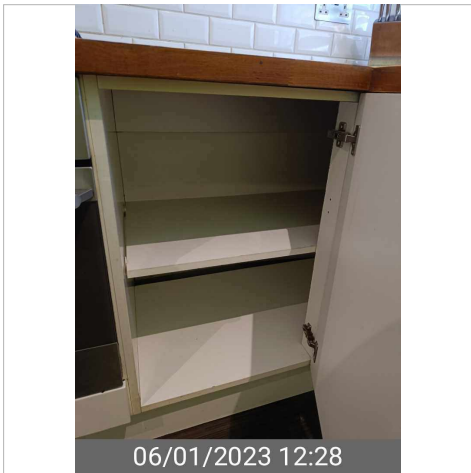
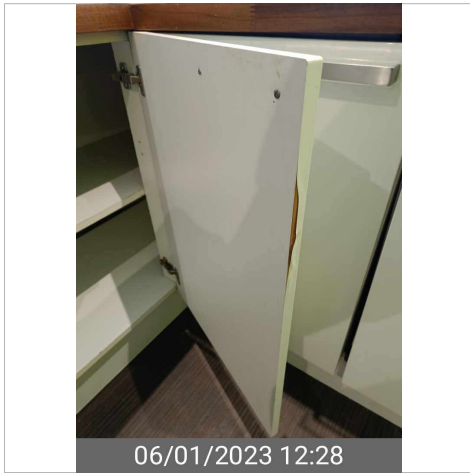
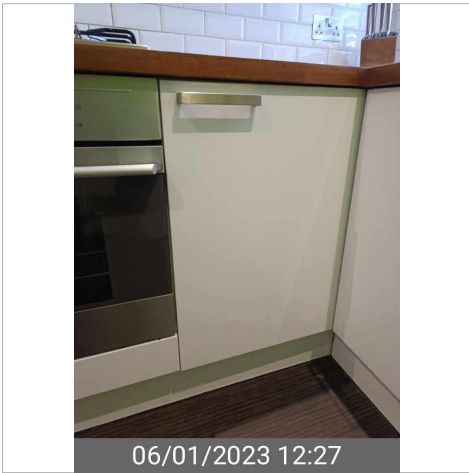
2.0 Kitchen (continued...)



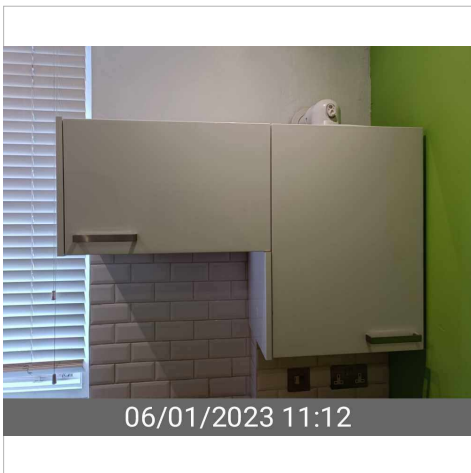
#	Item	Description	Condition & Cleanliness
2.14	Kitchen Base Cabinets	White gloss laminate flat panel doors and drawers with brushed chrome handles, white laminate carcasses & shelves	Fair condition and clean Laminate blown on door left of oven Marks and stains on kitchen sink unit shelf



2.0 Kitchen (continued...)

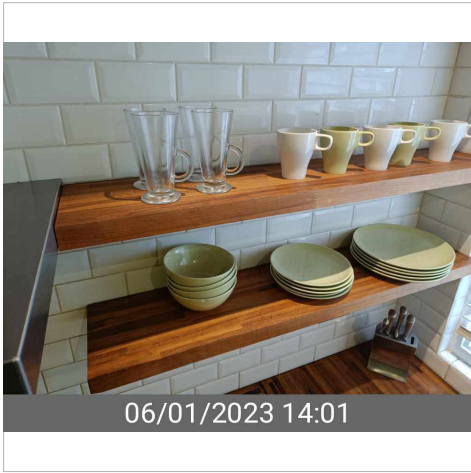
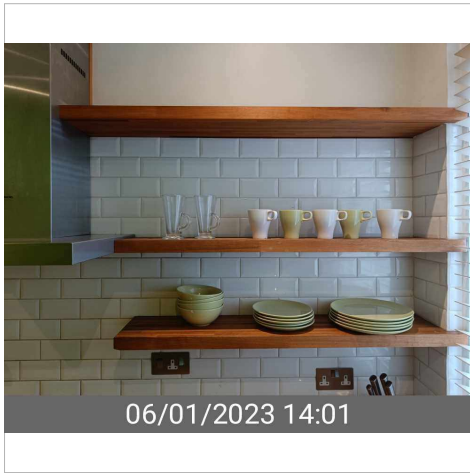
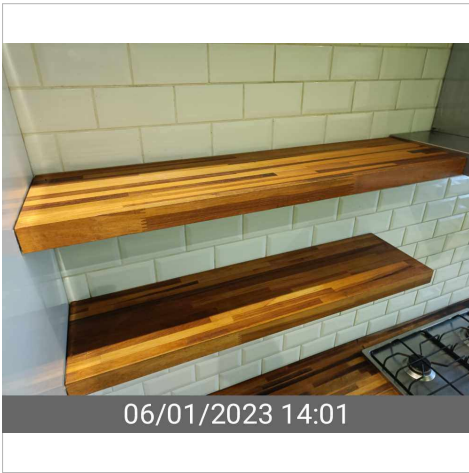


#	Item	Description	Condition & Cleanliness
2.15	Kitchen Wall Cabinets	White gloss laminate flat panel doors with brushed chrome handles, white laminate carcasses	Fair condition and clean



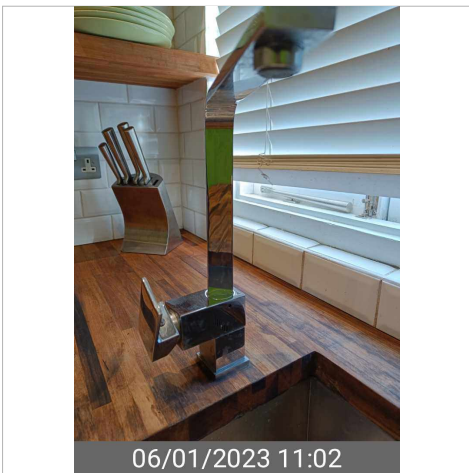
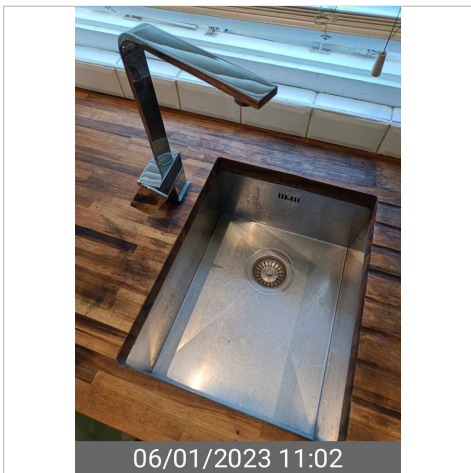
2.16	Shelving	Six wall mounted oil stained wooden block shelves	Secure and clean
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2.0 Kitchen (continued...)



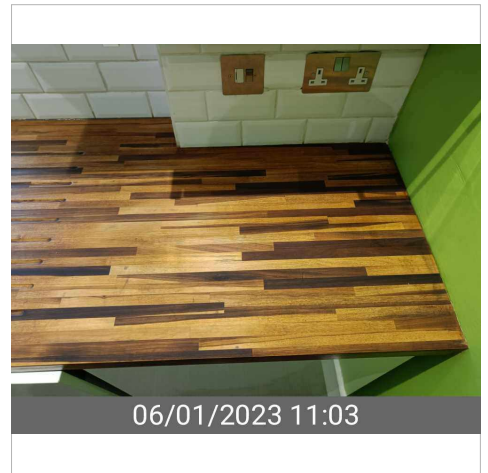
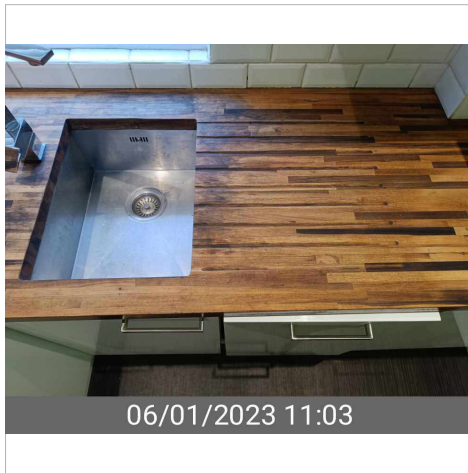
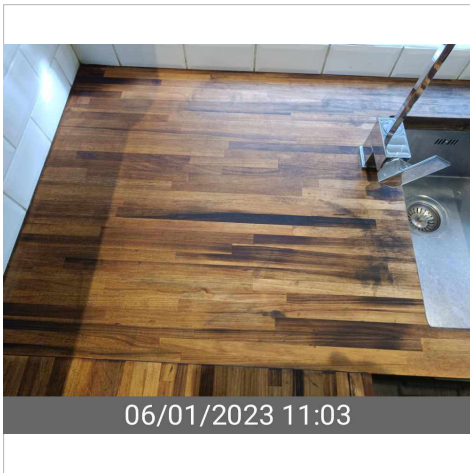
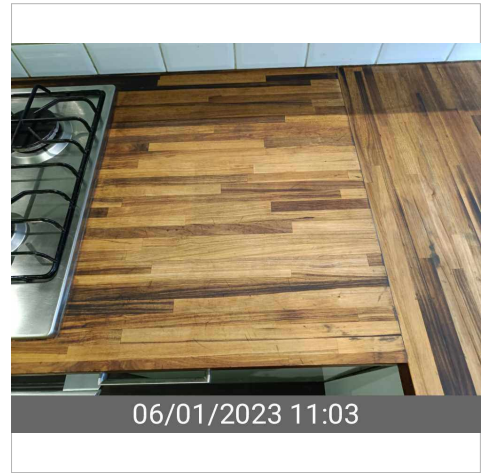
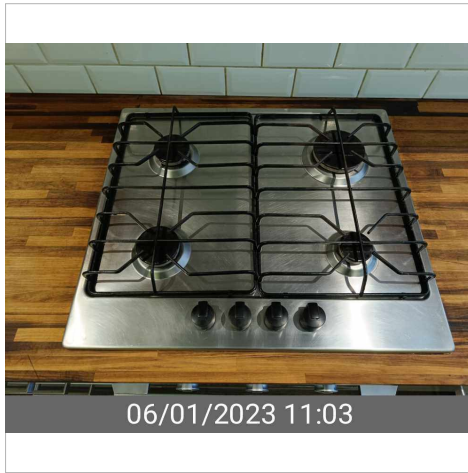
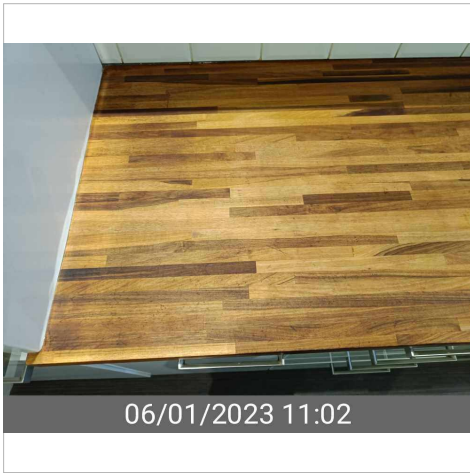
#	Item	Description	Condition & Cleanliness
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2.17 Sink	Stainless steel undermount single bowl with waste and strainer, chrome mixer tap	Fair condition and clean with usage scratches and marks
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2.18 Worktop	Oiled wood block countertops with inset drainer	Fair condition and clean with usage staining by hob and especially around sink Partial ring marks near drainer
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2.0 Kitchen (continued...)



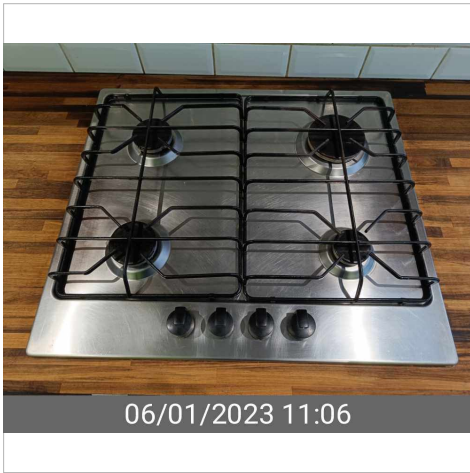
#	Item	Description	Condition & Cleanliness
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2.19 Cooker Hood	Siemens chimney style hood with two metal filters and two lights	Hood and filters are clean to touch Fan heard-working Both lights seem working
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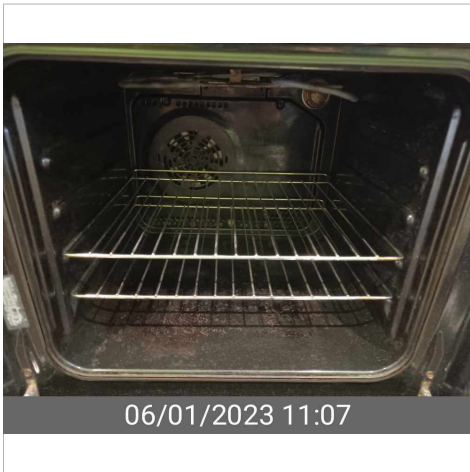
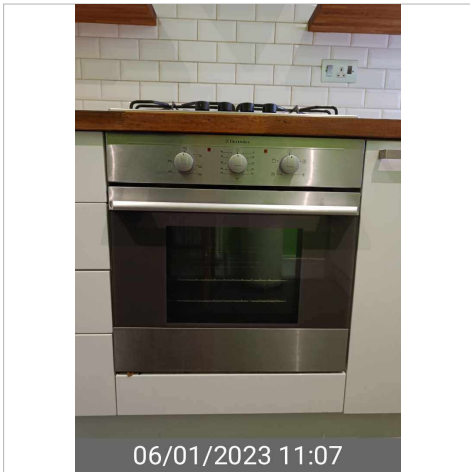


2.20 Gas Hob	Unbranded inset gas hob with 2 pan supports, 4 gas rings with covers and 4 control knobs	Fair condition and clean with general usage wear stains & marks
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2.0 Kitchen (continued...)



#	Item	Description	Condition & Cleanliness
2.21	Single Electric Oven	Electrolux integrated oven with 3 control knobs and 2 indicator lights Oven door with bar handle, inside two wire shelves	Fair condition and clean but heavily worn to oven base

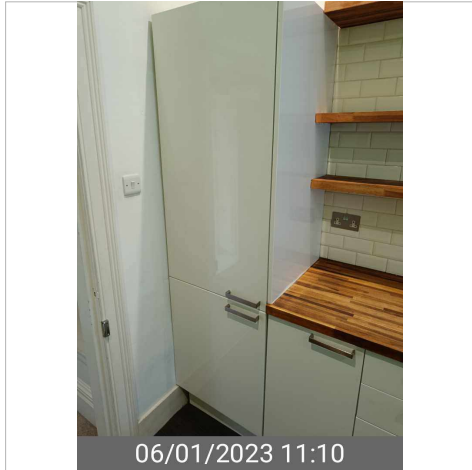


2.0 Kitchen (continued...)

2.22 Fridge Freezer

Bosch integrated appliance
Fridge: 4 plastic door shelves and egg tray salad drawer, 4 glass shelves with grey trim
Freezer: 2 plastic drawers and tray with ice tray inside

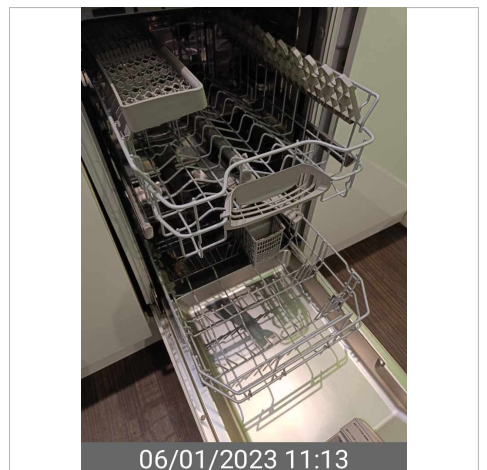
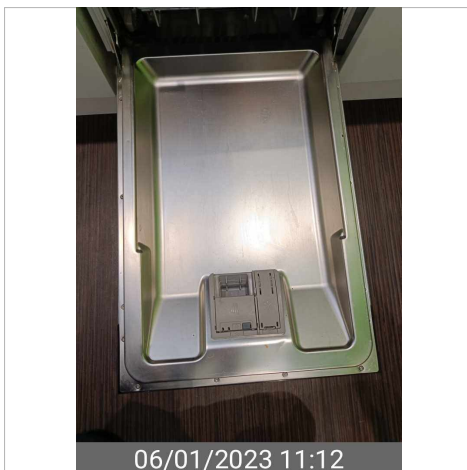
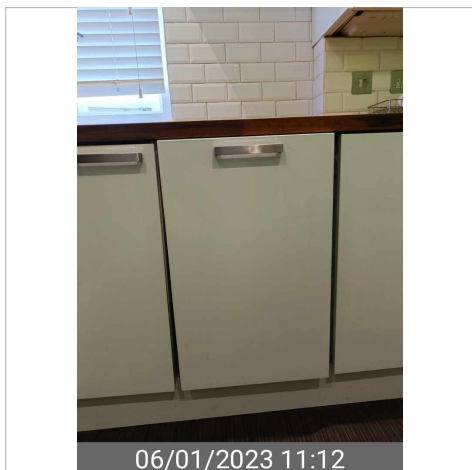
Good condition and clean



2.23 Dishwasher

Bosch built-in appliance with two grey pull-out drawers and grey plastic cutlery basket

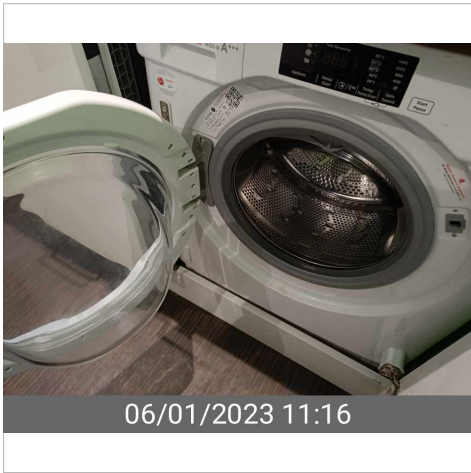
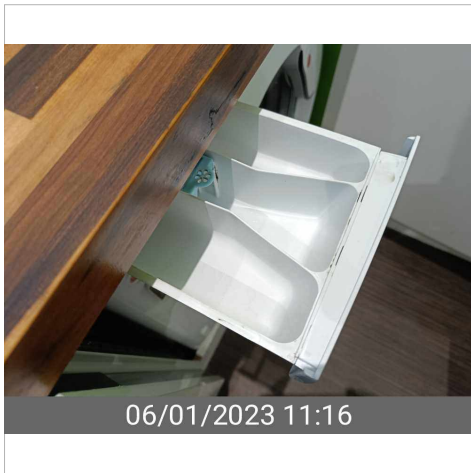
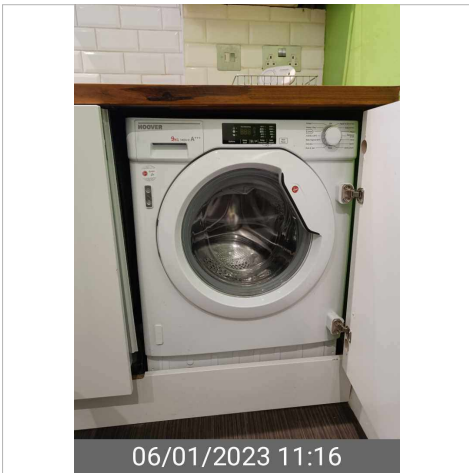
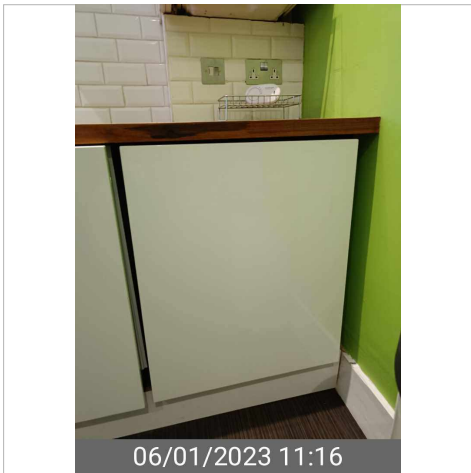
Fair condition and clean
Not fitted flush to units



2.0 Kitchen (continued...)

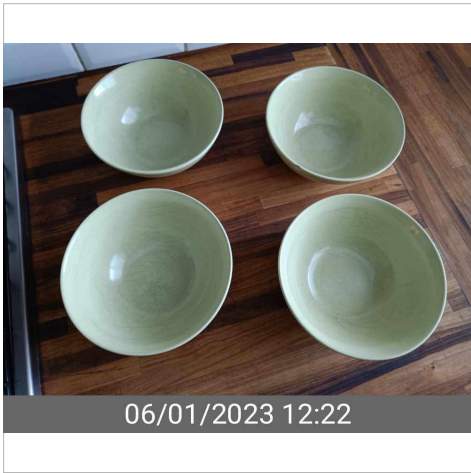


#	Item	Description	Condition & Cleanliness
2.24	Washing Machine	Hoover built-in appliance	Good condition and clean

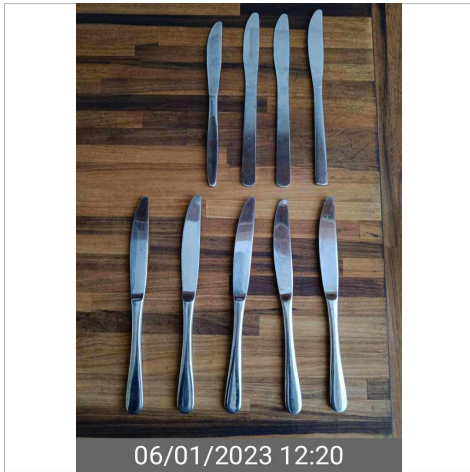
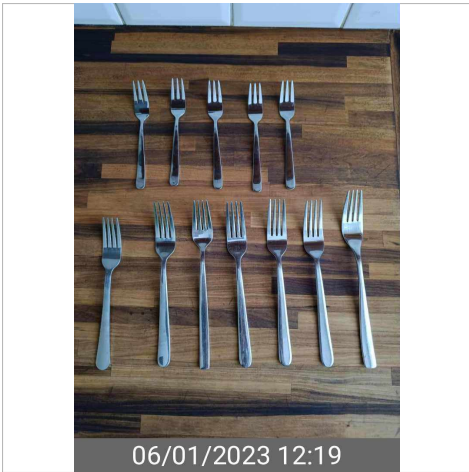
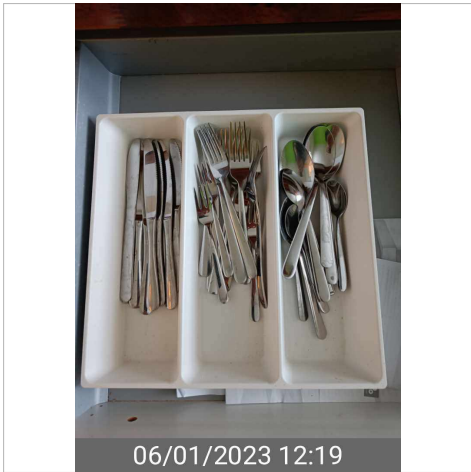


	2.25 Crockery		Condition consistent with usage Large chip to edge of one bowl
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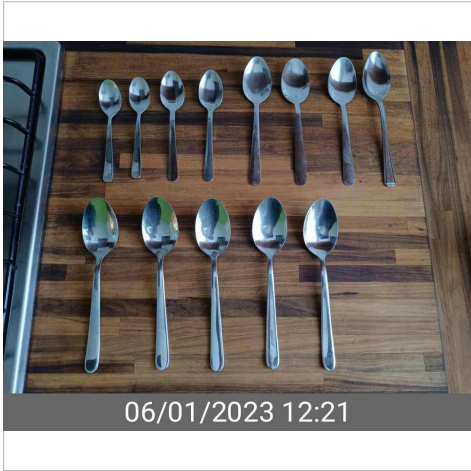
2.0 Kitchen (continued...)



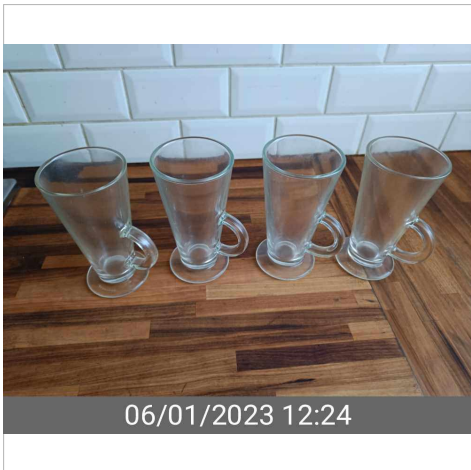
#	Item	Description	Condition & Cleanliness
2.26	Cutlery		Condition consistent with usage



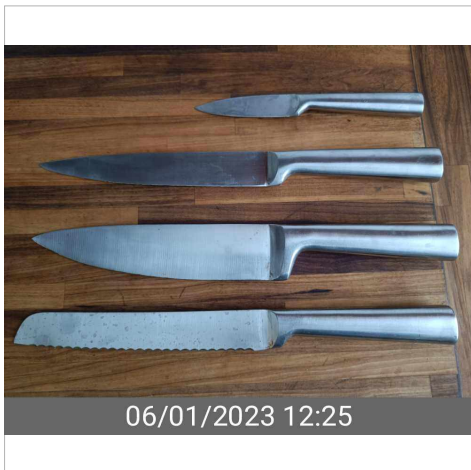
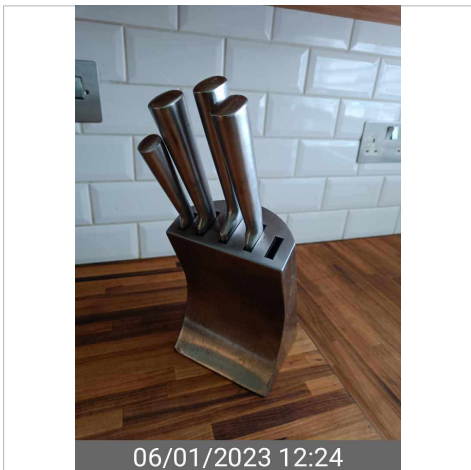
2.0 Kitchen (continued...)



#	Item	Description	Condition & Cleanliness
2.27	Glassware		Condition consistent with usage

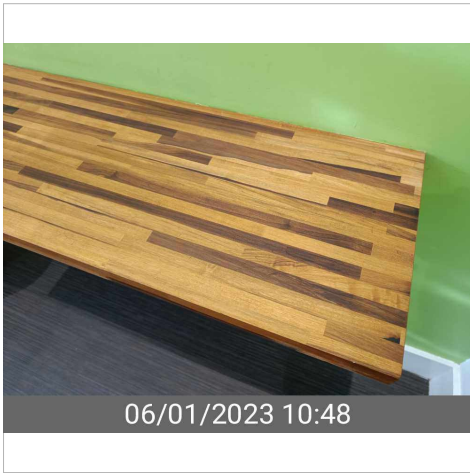
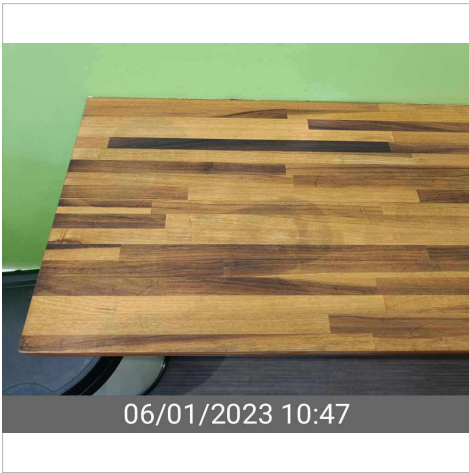
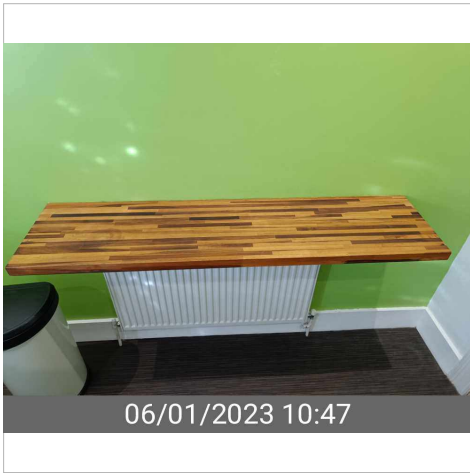


2.28	Kitchen Utensils & Tools		Condition consistent with usage
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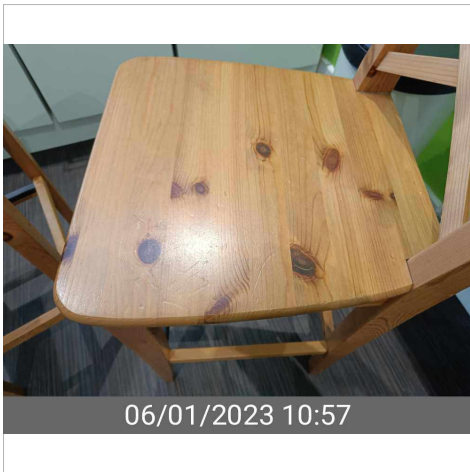
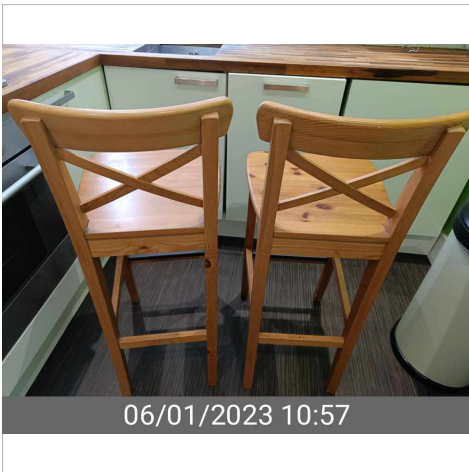
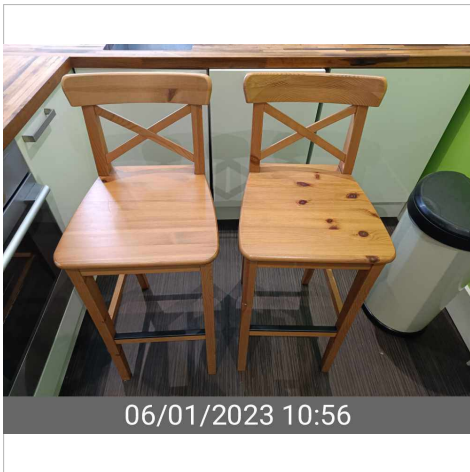


2.29	Breakfast Bar	Medium oil wooden block counter	Fair condition, secure and clean with ring marks towards left end
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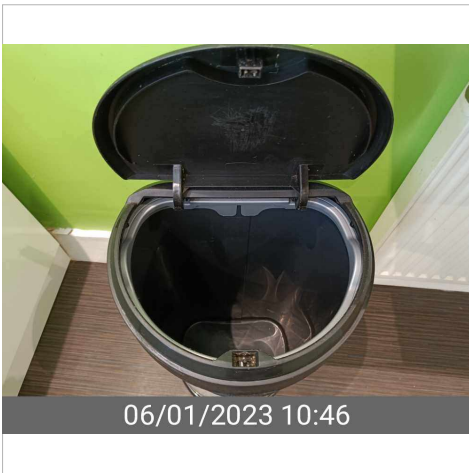
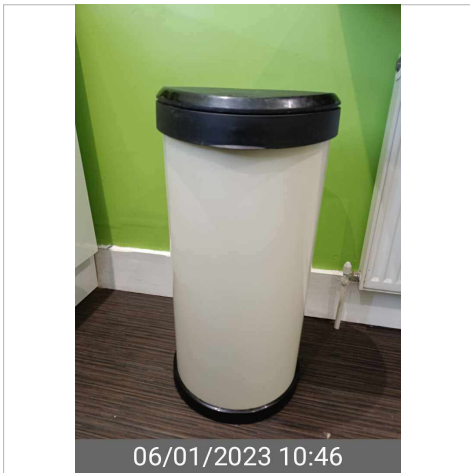
2.0 Kitchen (continued...)



#	Item	Description	Condition & Cleanliness
2.30	Bar Stools	2 stained wooden bar stools	Fair condition and clean

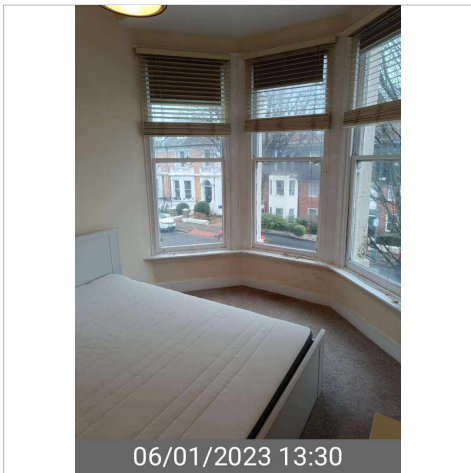
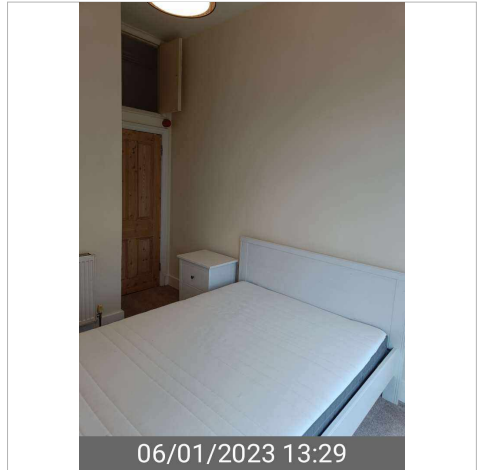
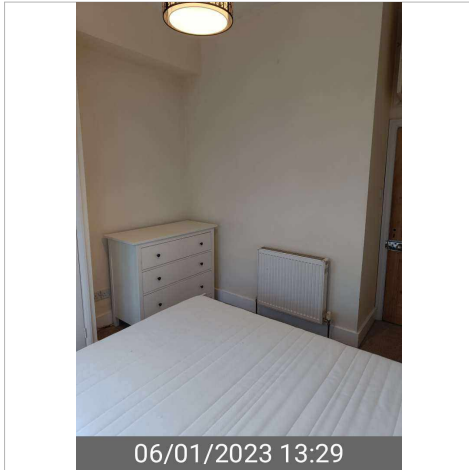
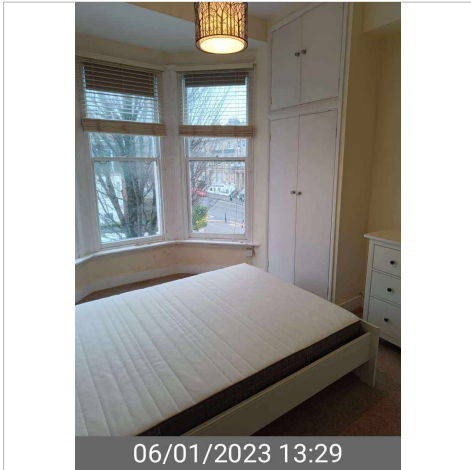


2.31	Bin	Cream and black plastic flip top bin	Fair condition and clean
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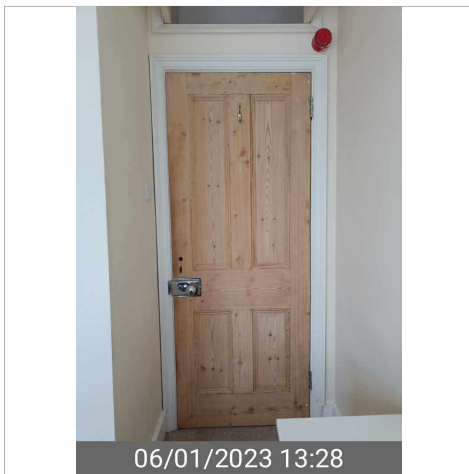
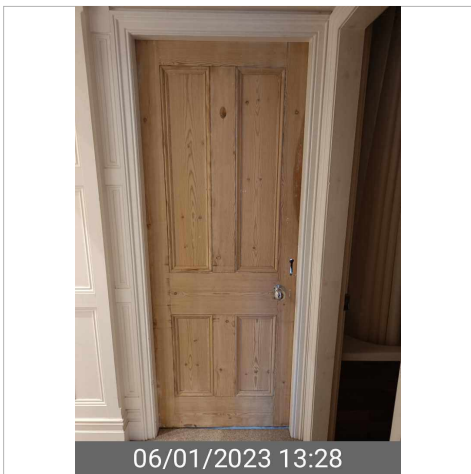


3.0 Bedroom

General Room Note/Photos



#	Item	Description	Condition & Cleanliness
3.1	Door	4 panel untreated wooden door with chrome handles & double hook and old fitting holes Off white wooden door frame	Good condition and clean



3.2	Ceiling	White painted smooth plaster	Good condition, unmarked and clean Old ceiling rose staining
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3.0 Bedroom (continued...)

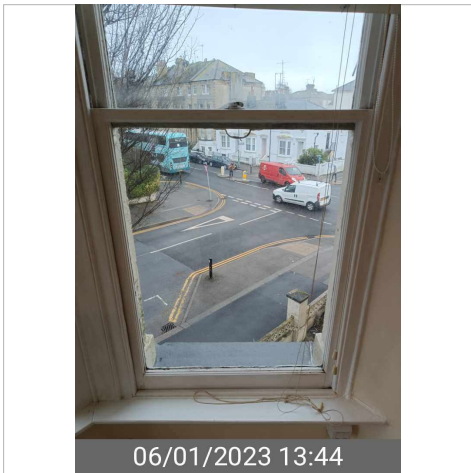
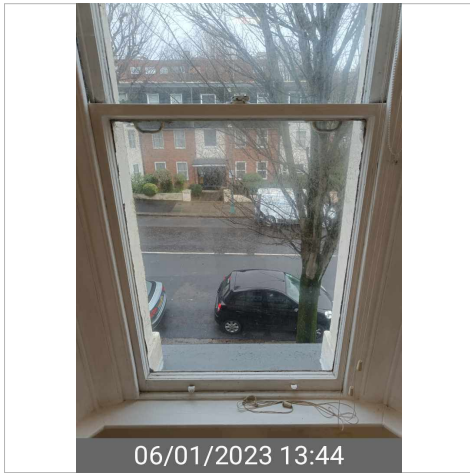
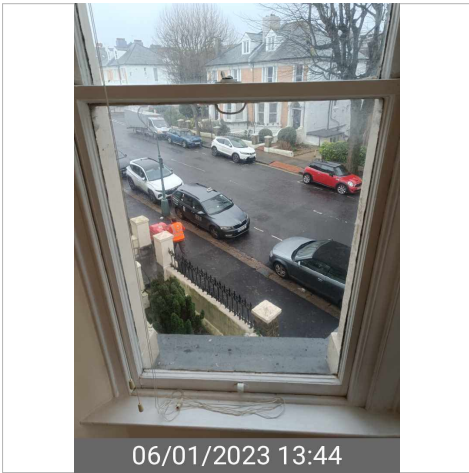
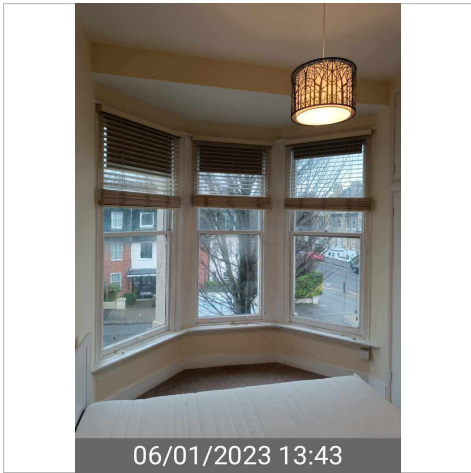
<p>3.3 Walls</p>	<p>Cream painted smooth plaster</p> <p>Entry wall: painted picture hook</p> <p>Left wall: screw</p>	<p>Good condition and clean but damp staining below window sill</p>
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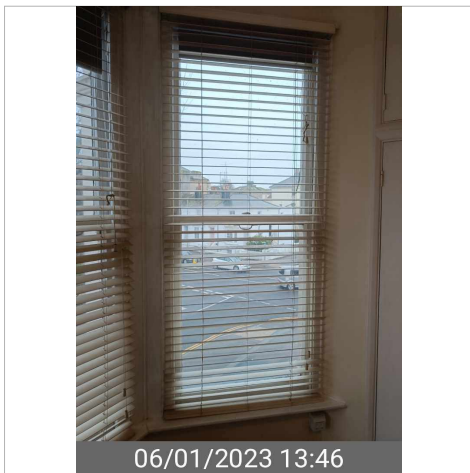
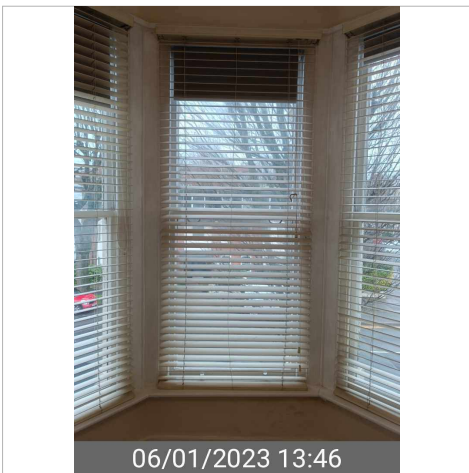
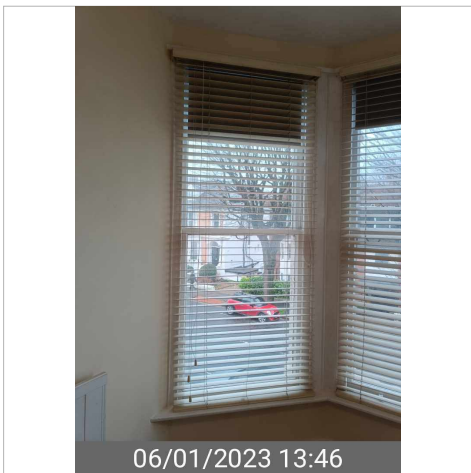
<p>3.4 Woodwork</p>	<p>White painted skirting boards</p>	<p>Good condition and clean</p>
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<p>3.5 Window</p>	<p>Bow window with 3 sash openers each with white metal sash locks and two sash cords each intact</p>	<p>Fair condition and clean</p> <p>Finger pull bent on middle unit</p>
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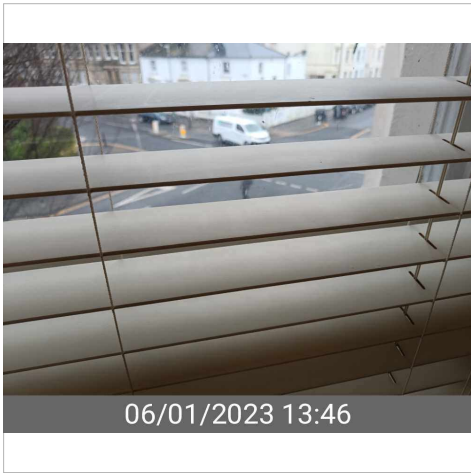
3.0 Bedroom (continued...)



#	Item	Description	Condition & Cleanliness
3.6	Window Furnishings	Three venetian blinds each with valance, off white wood effect slats, pull & tilt cords with off-white toggles	Each blind is working but slats are dusty



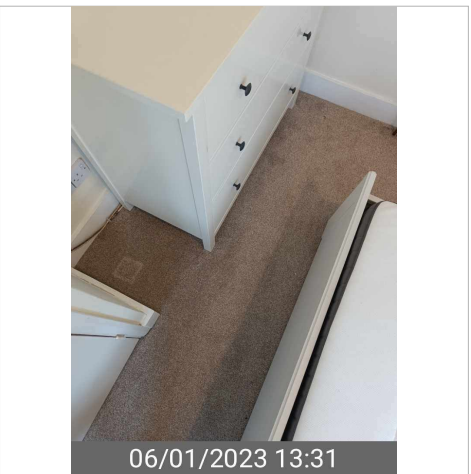
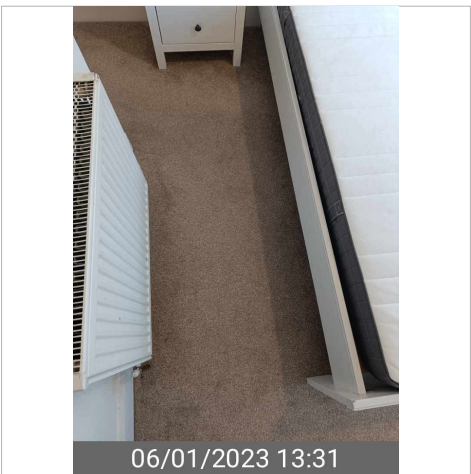
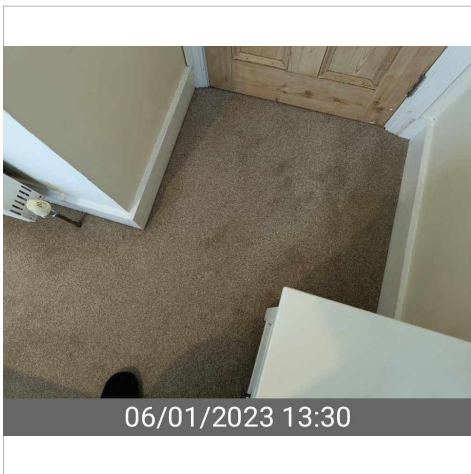
3.0 Bedroom (continued...)



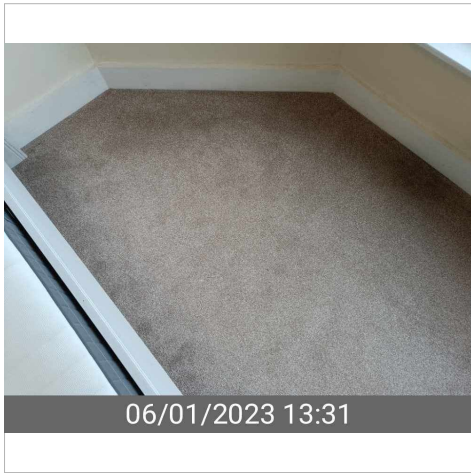
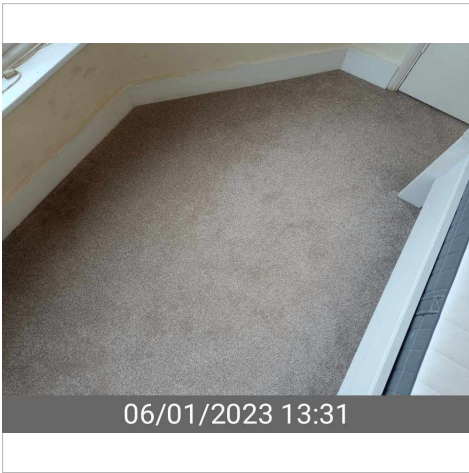
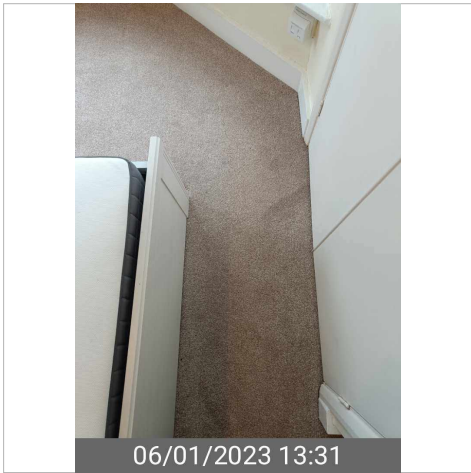
#	Item	Description	Condition & Cleanliness
3.7	Window Furnishings 2	3 grey fabric blackout roller blinds each with white beaded plastic pull cords, break clip and plastic fitted cleats	Working and clean, legally compliant



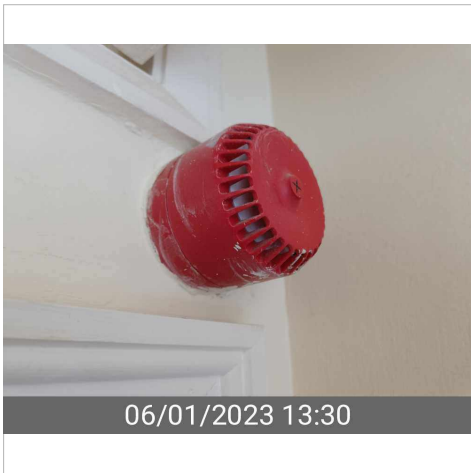
3.8	Flooring	Light brown fitted carpet	Good condition and clean Light damp staining by bow window
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3.0 Bedroom (continued...)

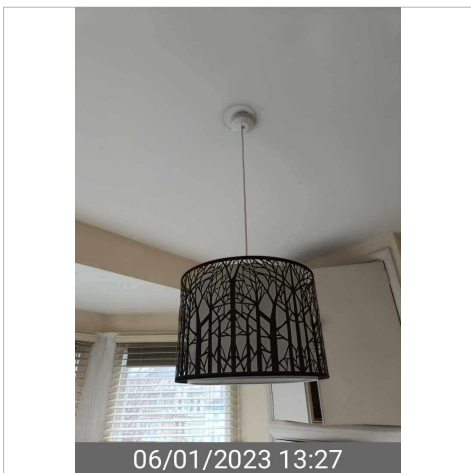


#	Item	Description	Condition & Cleanliness
3.9	Fire Alarm Sounder	Ceiling mounted unit	Intact but not tested



3.10	Switches & Sockets	White plastic single light switch 2 single and 1 double white plastic plug sockets	Light switch intact, clean and tested Sockets intact and clean but not tested
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3.11	Lighting	White painted plastic pendant with bulb and white fabric shade with black cut-out tree pattern	Shade intact and bulbs in working
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3.0 Bedroom (continued...)

3.12 Heating

Off white double panel radiator with integrated grille, thermostatic valve & plastic end cap

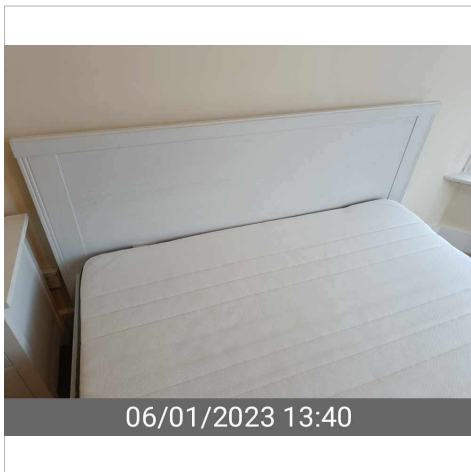
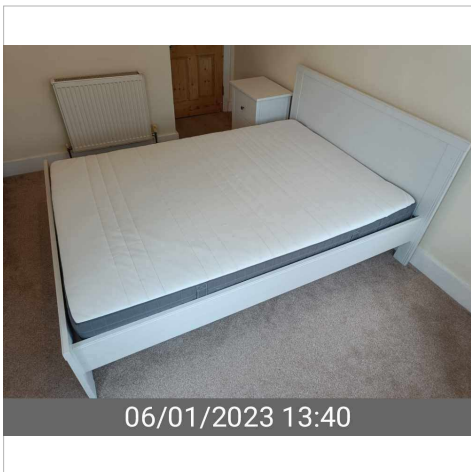
Secure and clean with multiple chips on front panel and bent grille



3.13 Bed

White laminate double bed frame with headboard and wooden slatted base
Ikea Morgedal double mattress

FFR label seen
Bed frame is in good condition and slats intact but not all positioned correctly
Mattress is unmarked

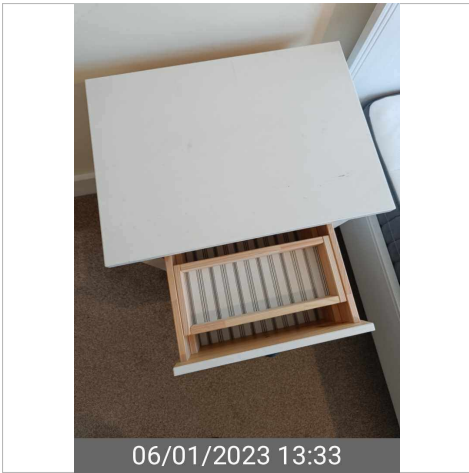
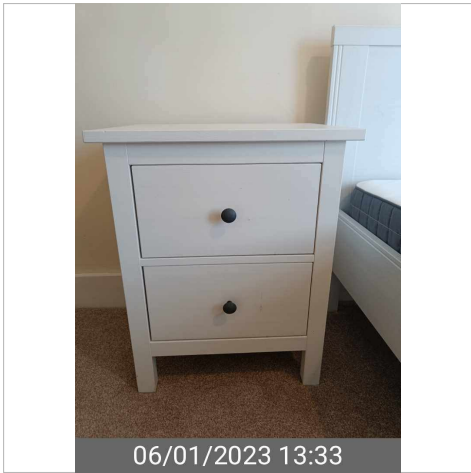


3.0 Bedroom (continued...)

3.14 Bedside Table

Off white laminate unit with 2 drawers and 2 black metal knobs

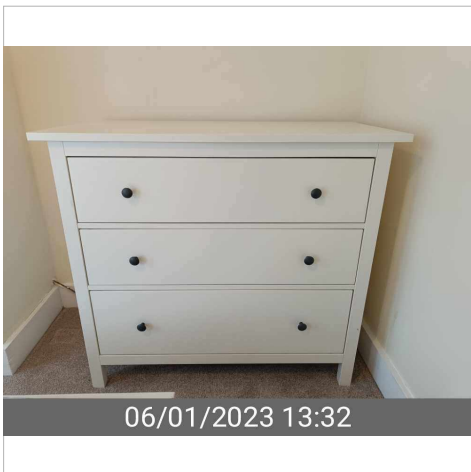
Good condition and clean but linear scuffs and paint chips on top



3.15 Chest of Drawers

White laminate chest with 3 drawers and 6 black metal knobs

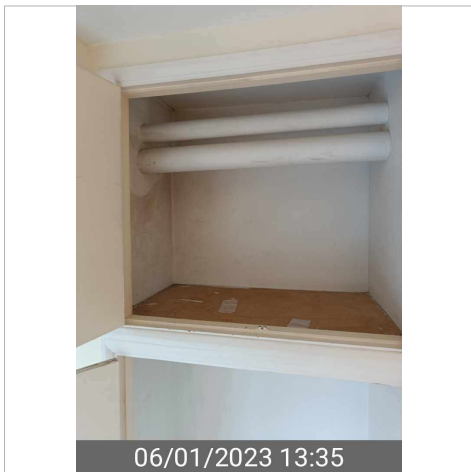
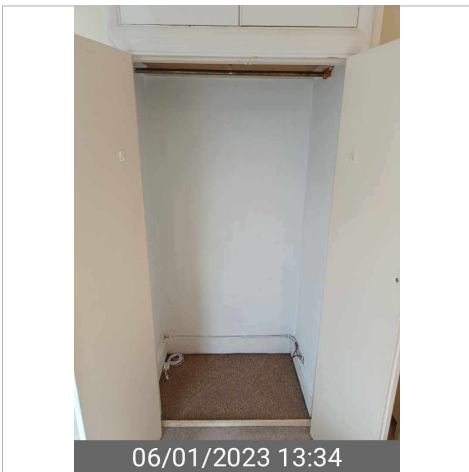
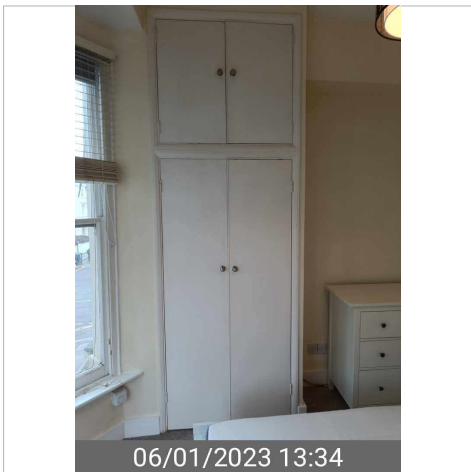
Good condition and clean with faint ring mark on top
Small chip on right vertical strip by bottom drawer



3.16 Wardrobe

Built-in unit with 4 white painted flat panel openers each with metal knobs
Inside brass rail

Fair condition and clean with general discoloration to inside paintwork

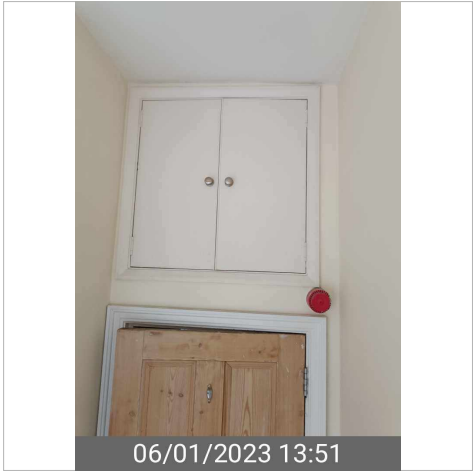


3.0 Bedroom (continued...)

3.17 Cupboard

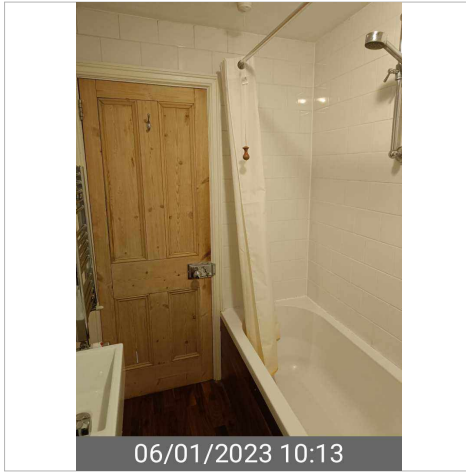
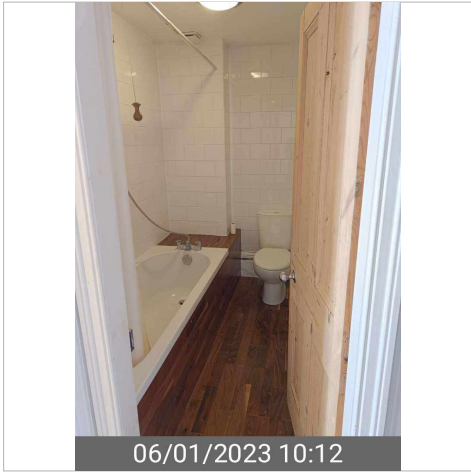
Built-In unit with two white flat panel doors each with metal knobs

Fair condition with light staining on frame

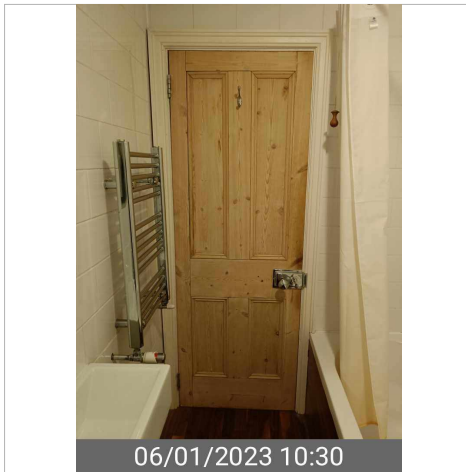
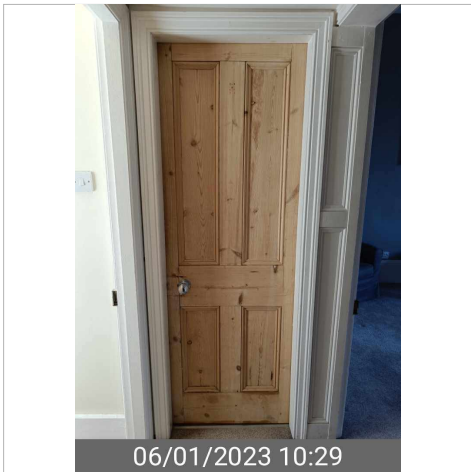


4.0 Bathroom

General Room Note/Photos

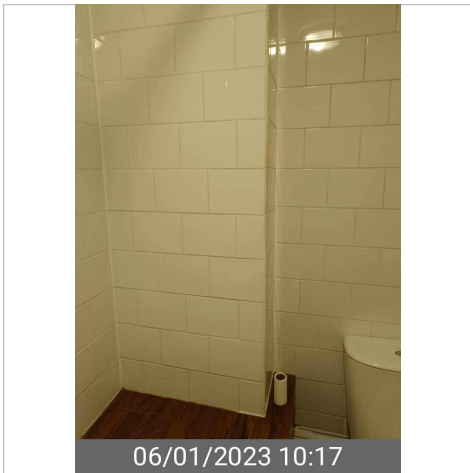
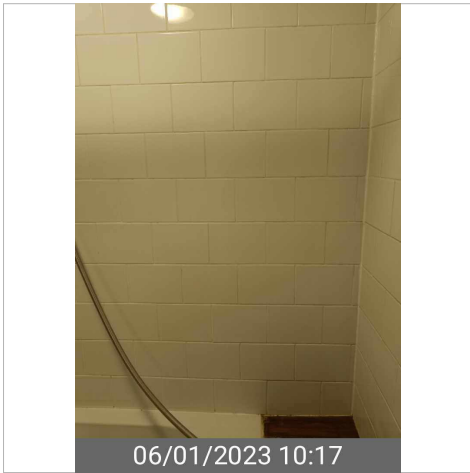
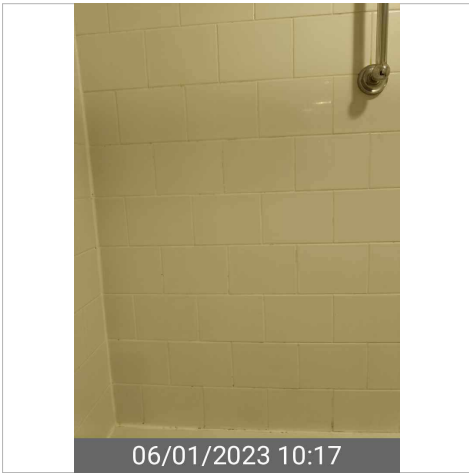
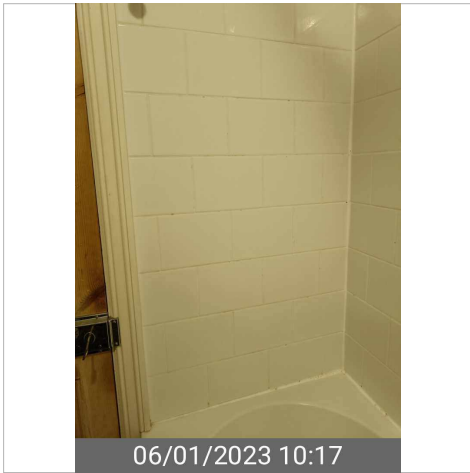


#	Item	Description	Condition & Cleanliness
4.1	Door	4 panel untreated wooden door with chrome handles and rim lock, metal double hook Off white wooden door frame	Good condition and clean butt grabby by inside door handle Visible knots on door frame One key present

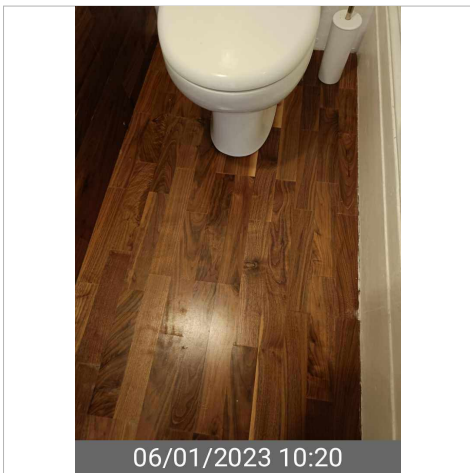
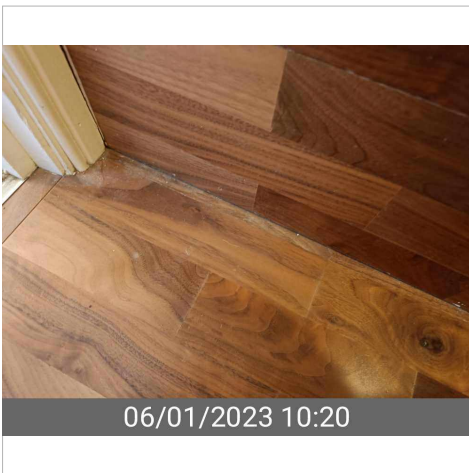
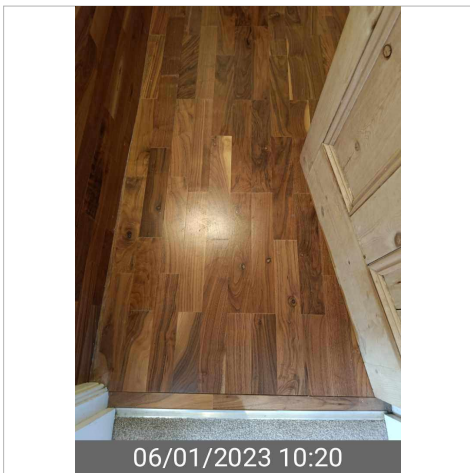


4.2	Ceiling	White painted smooth plaster	Fair condition and clean
4.3	Walls	White rectangular ceramic tiles with white grout	Tiles are in fair condition and clean, grout intact with light discoloration above bath

4.0 Bathroom (continued...)



#	Item	Description	Condition & Cleanliness
4.4	Woodwork	White skirting boards	Fair condition and clean
4.5	Flooring	Medium wood effect laminate narrow floorboards	Fair condition and clean with general water wear Light water damage by bath side panel near entry



4.6	Switches & Sockets	Pull cord with wooden toggle	Working but cord discolouration
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4.0 Bathroom (continued...)

4.7 Lighting

Ceiling-mounted round metal unit with frosted glass cover

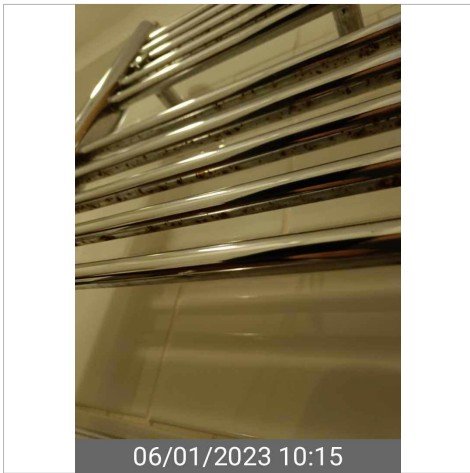
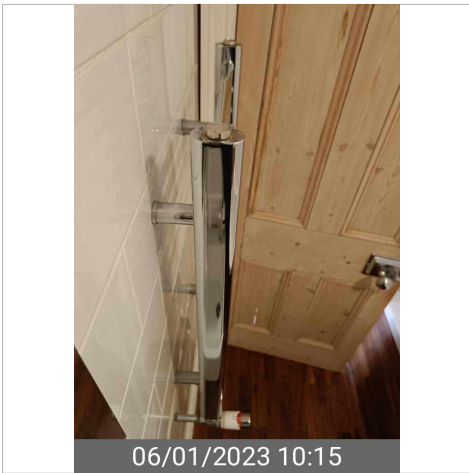
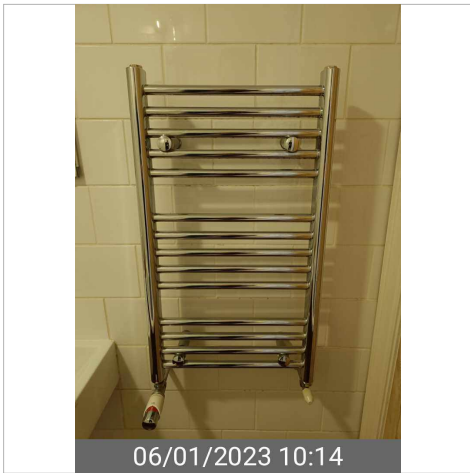
Intact and bulb seen working
Paint marks



4.8 Heating

Wall mounted chrome heated towel rail with thermostatic valve and white plastic end cap

Secure and clean
Rust marks on underside of tubes



4.9 Extractor Fan

Off white plastic ceiling mounted units

Intact, clean and heard working

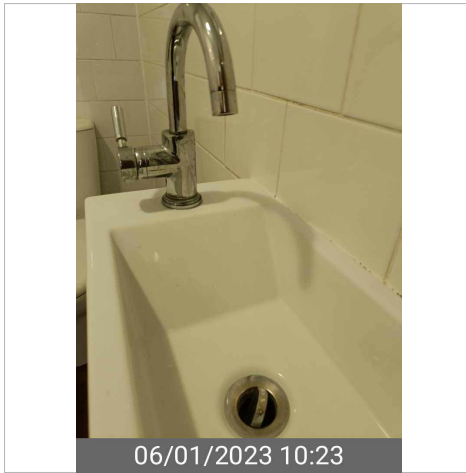
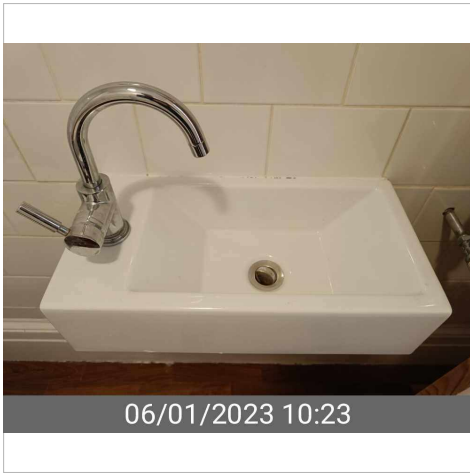


4.0 Bathroom (continued...)

4.10 Basin

Wall mounted ceramic rectangular basin with chrome mixer tap and flip waste

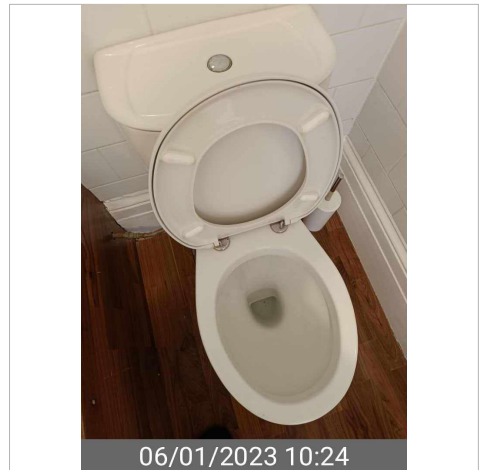
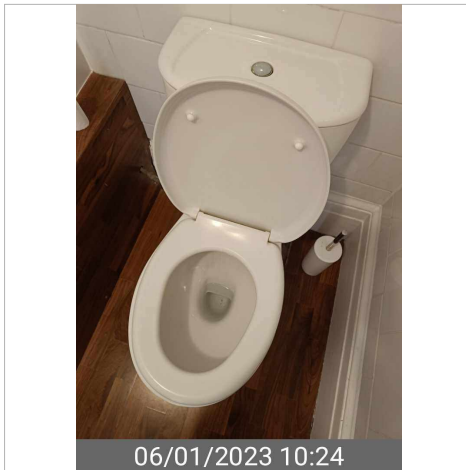
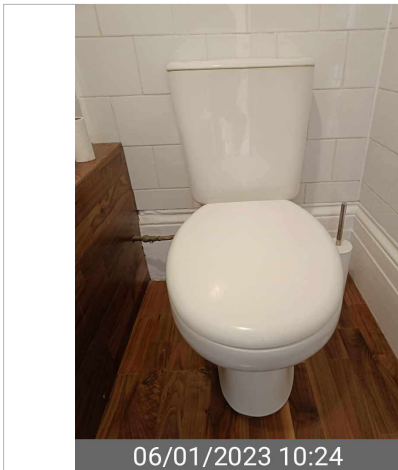
Fair condition, secure and clean
Light mould staining on silicone



4.11 Toilet

White ceramic close coupled toilet with chrome effect dual push flush & white plastic seat & lid

Fair condition and clean
Chrome effect plastic ring missing from dual flush

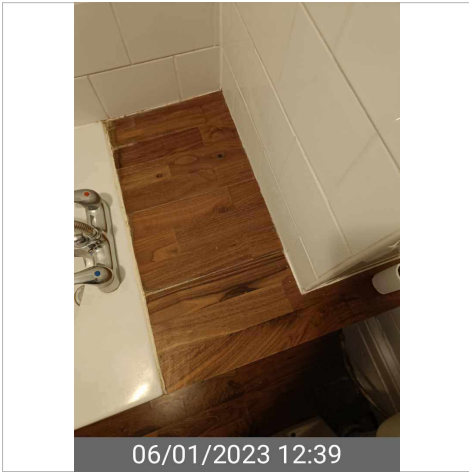
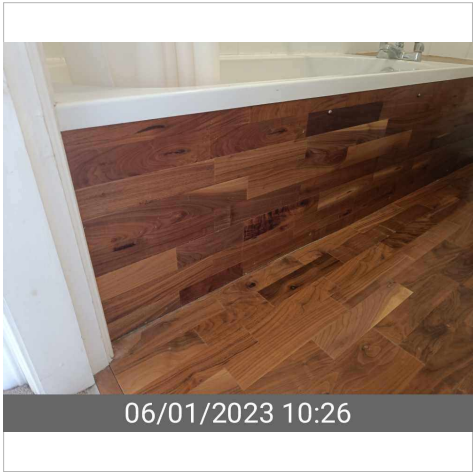
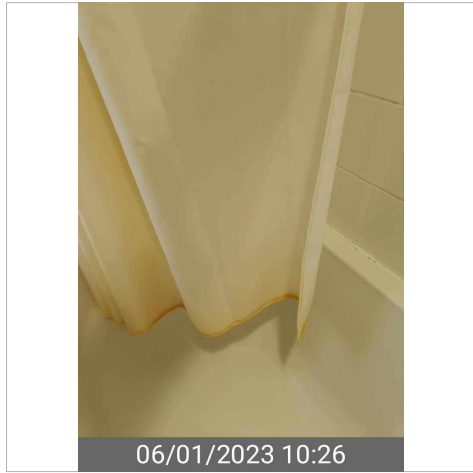
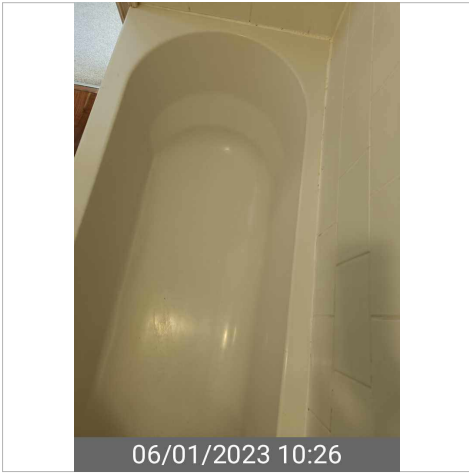
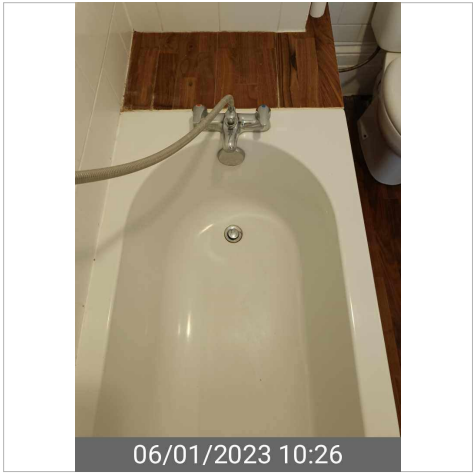
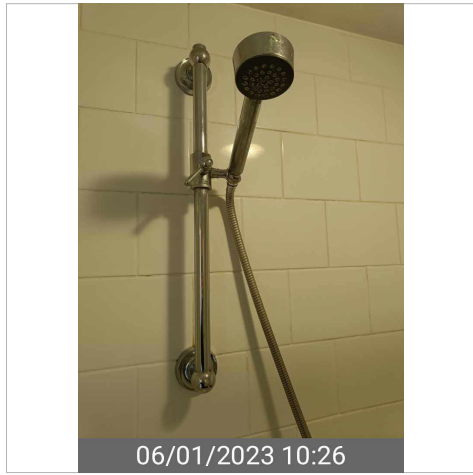
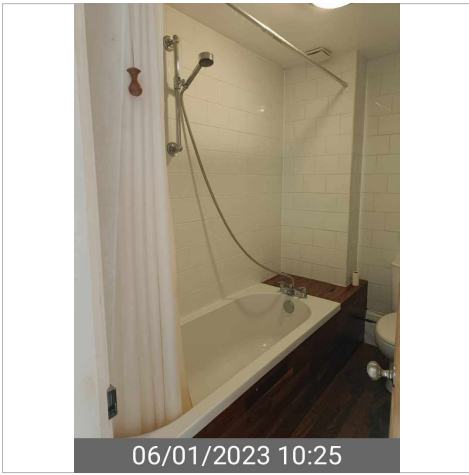
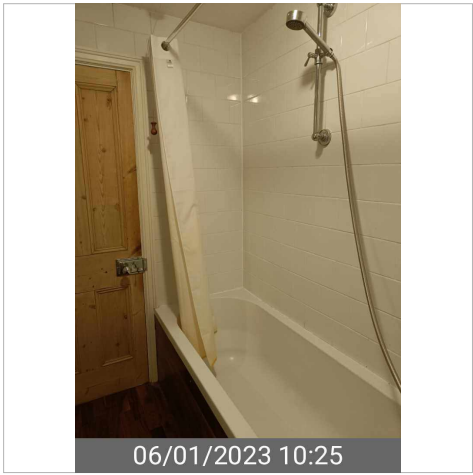


4.12 Bath

White plastic bath with chrome bridge bath shower taps, flex shower hose with shower head, chrome effect overflow and pop-up waste
Wall mounted chrome rail with riser
Medium wood effect laminate side panel
Wall mounted chrome rail with white nylon shower curtain

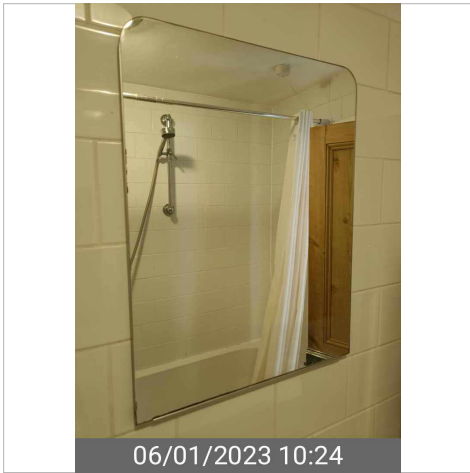
Fair condition and clean
Shower curtain is discoloured by hem
Light black mould stains on silicone
Water staining on end ledge

4.0 Bathroom (continued...)



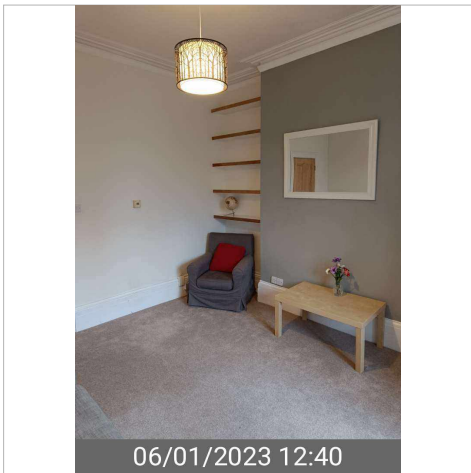
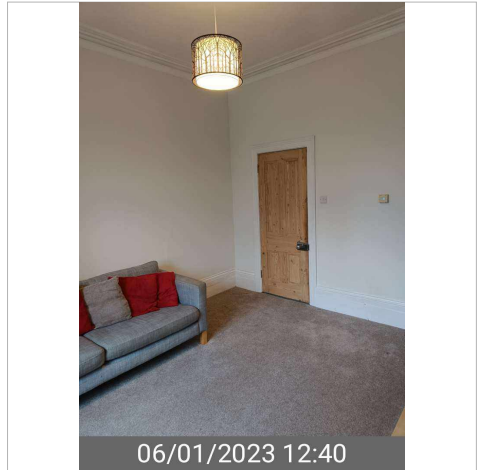
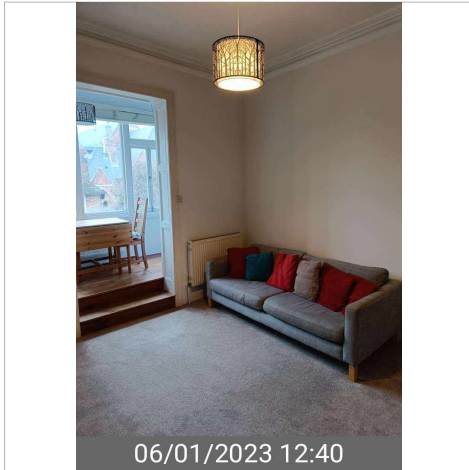
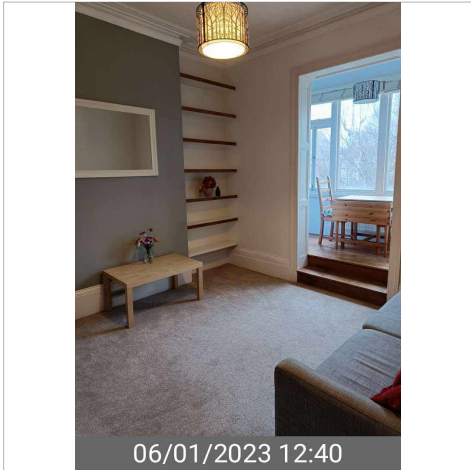
#	Item	Description	Condition & Cleanliness
4.13	Mirror	Wall mounted rectangular unframed mirror	Secure intact and clean

4.0 Bathroom (continued...)

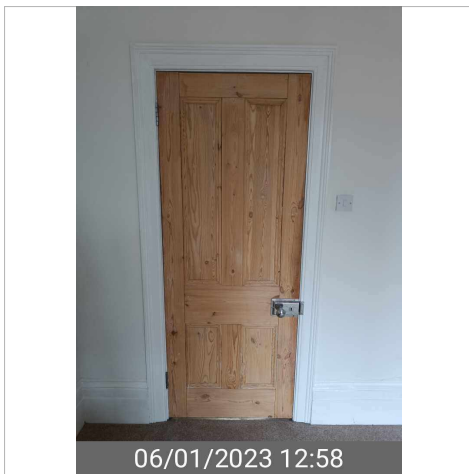
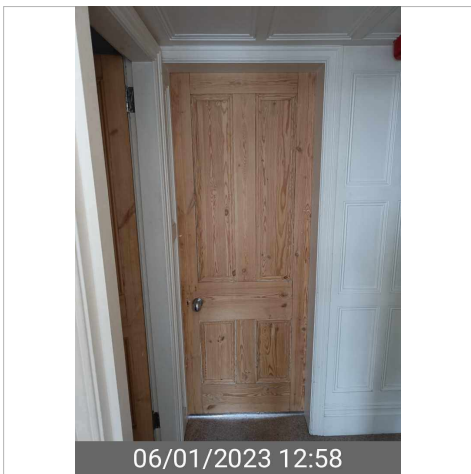


5.0 Living Room

General Room Note/Photos



#	Item	Description	Condition & Cleanliness
5.1	Door	4 panel untreated wooden door with chrome handles Off white wooden door frame	Good condition and clean



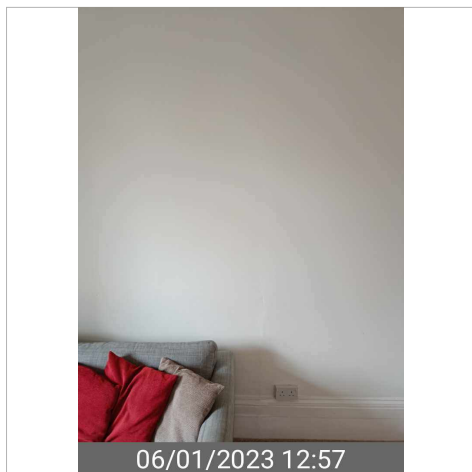
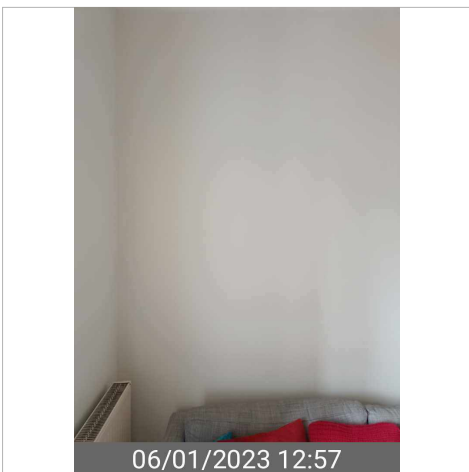
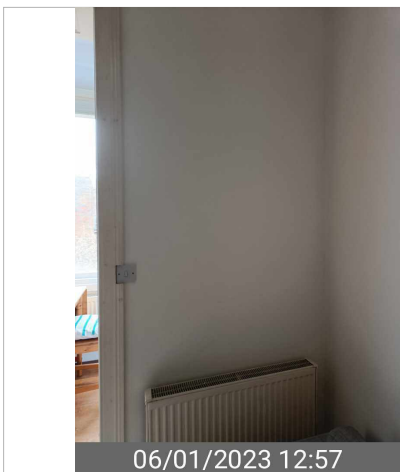
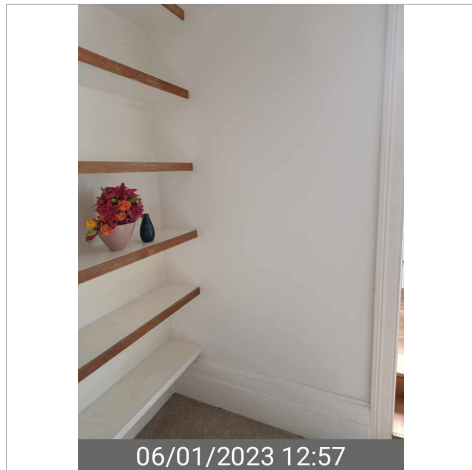
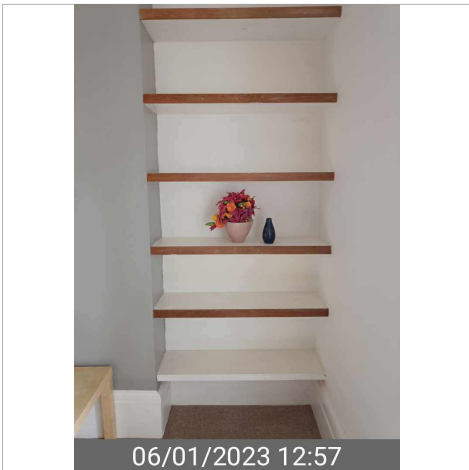
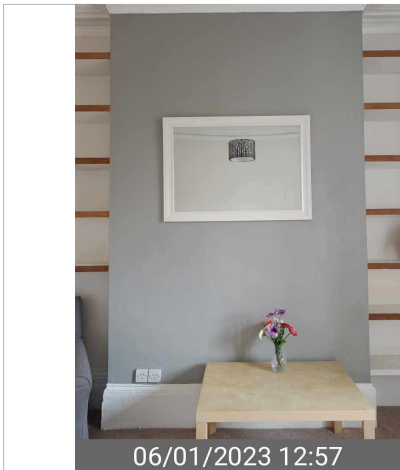
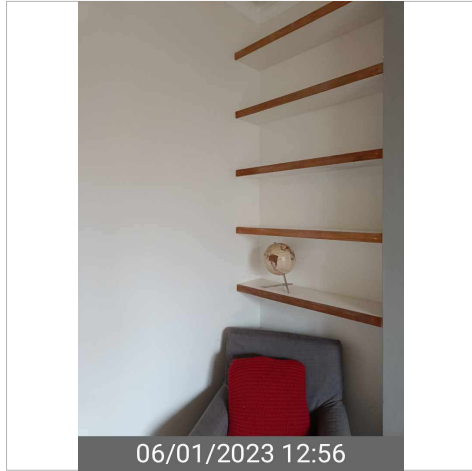
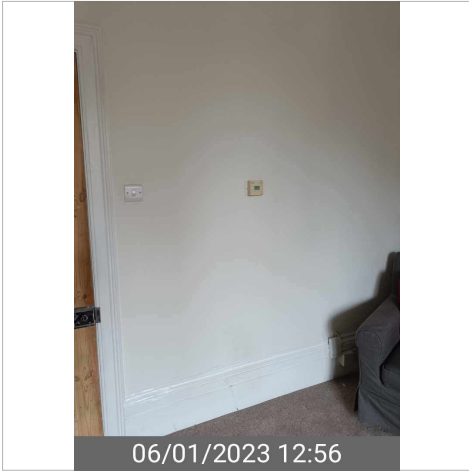
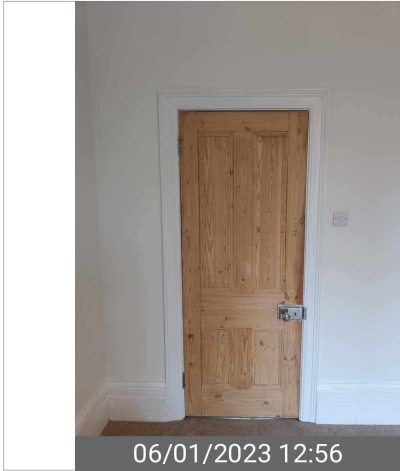
5.2	Ceiling	White painted wood chip wallpaper with white cornice	Good condition unmarked and clean
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5.0 Living Room (continued...)

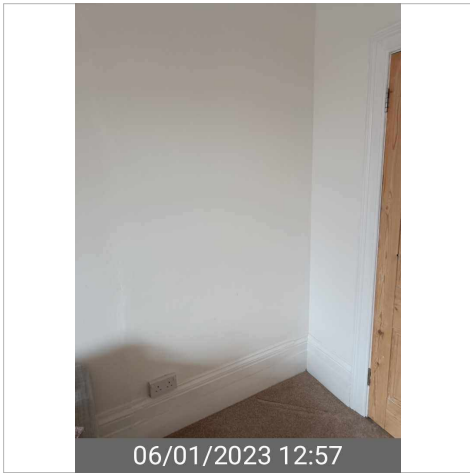
5.3 Walls

White painted smooth plaster
Left wall: grey painted chimney breast

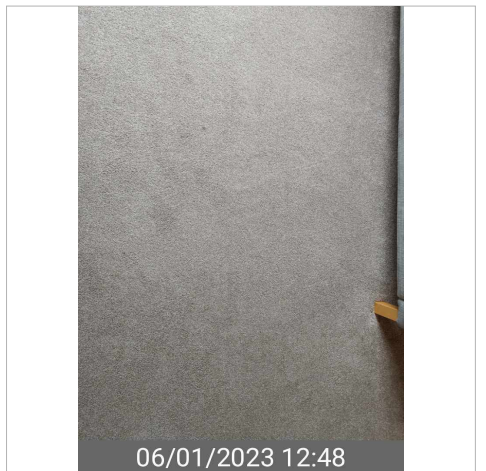
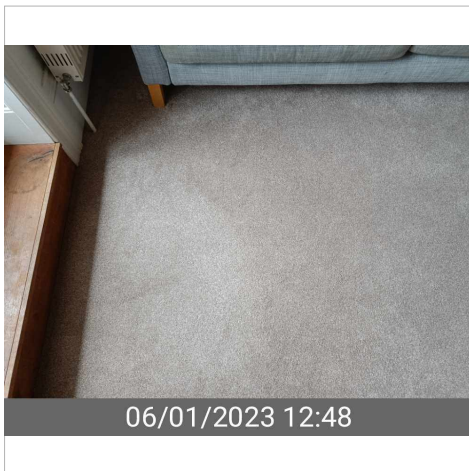
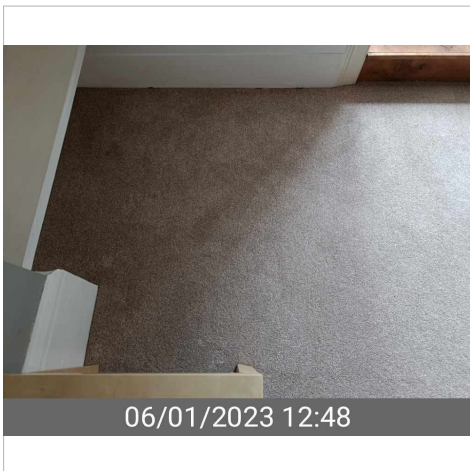
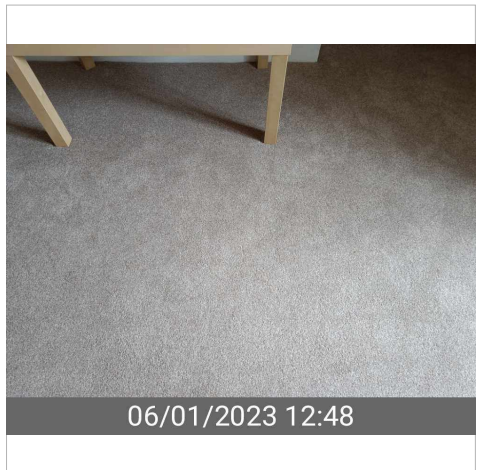
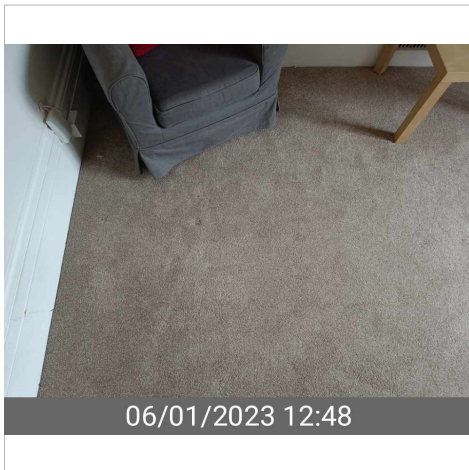
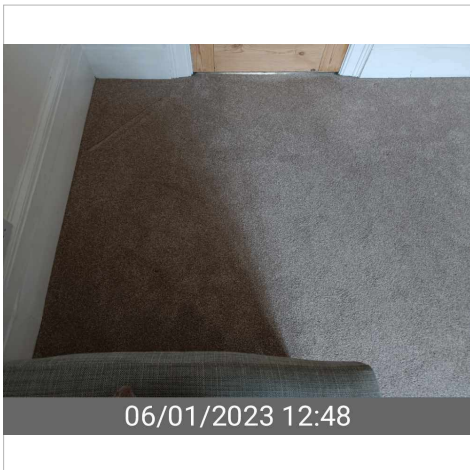
Fair condition unmarked and clean but:
Entry wall low-level staining by skirting board



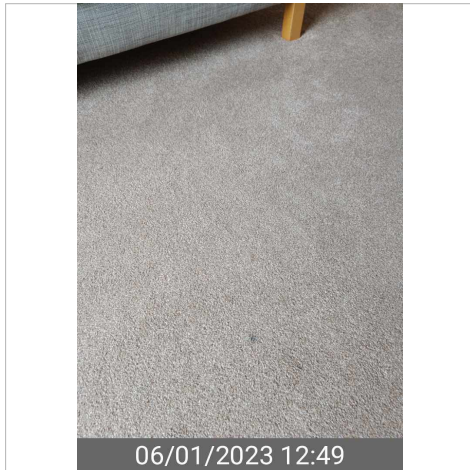
5.0 Living Room (continued...)



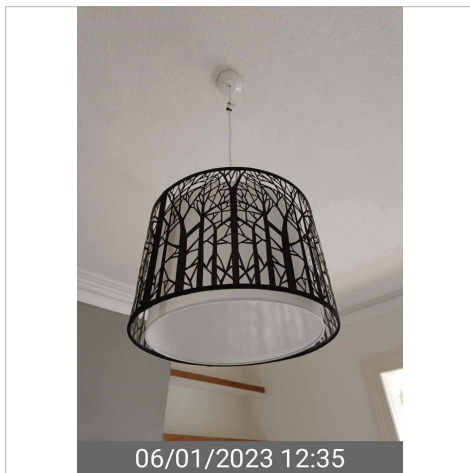
#	Item	Description	Condition & Cleanliness
5.4	Woodwork	White skirting boards	Good condition and clean Cracking and chips near entry
5.5	Flooring	Light brown fitted carpet	Good condition and clean with door compression marks by entry Small black stain towards centre



5.0 Living Room (continued...)



#	Item	Description	Condition & Cleanliness
5.6	Switches & Sockets	Two white plastic single light switches 2 single and 1 double white plastic plug sockets White plastic aerial and phone points	Light switches intact, clean and tested Sockets intact and clean but not tested
5.7	Lighting	White painted plastic pendant with bulb and white fabric shade with black cut-out tree pattern	Shade intact and bulbs in working

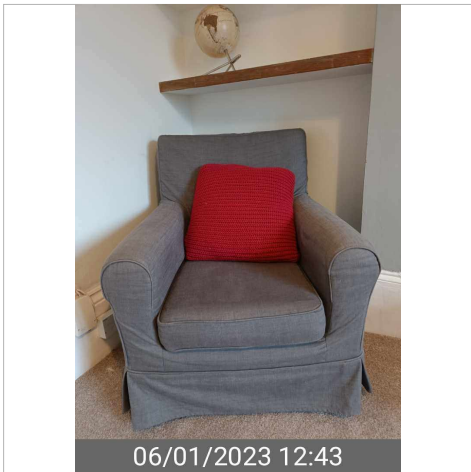


5.8	Heating	Cream double panel radiator with integrated grille & no plastic end caps	Secure and clean, grille is bent and chip by grille
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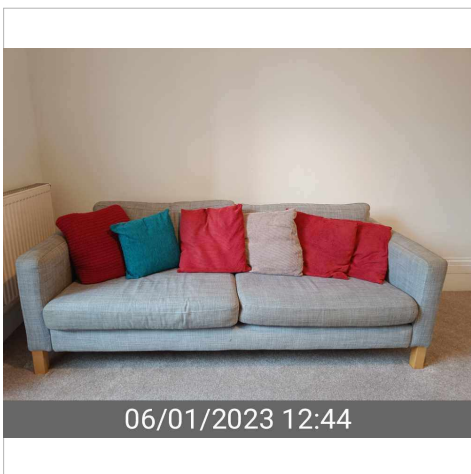
5.0 Living Room (continued...)



#	Item	Description	Condition & Cleanliness
5.9	Armchair	Grey fabric loose cover upholsted chair with red knitted scatter cushion	FFR label seen Fair condition and clean



5.10	Sofa	Grey fabric upholstered 3 seater sofa with 6 scatter cushions - blue, brown, 3 red and one red knitted	FFR label seen Fair condition and clean with light usage staining on armrests
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5.0 Living Room (continued...)

5.11 Coffee Table

Light wood effect laminate low-level table

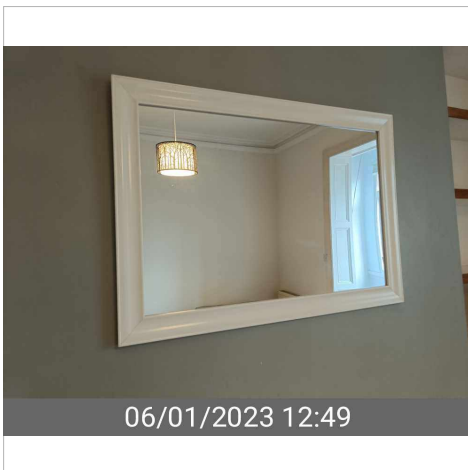
Fair condition and clean with light chips to edge of top



5.12 Mirror

Wall mounted rectangular mirror with white laminate frame

Fair condition, secure, intact and clean

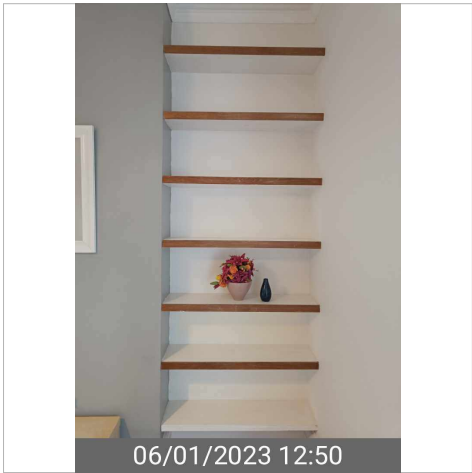
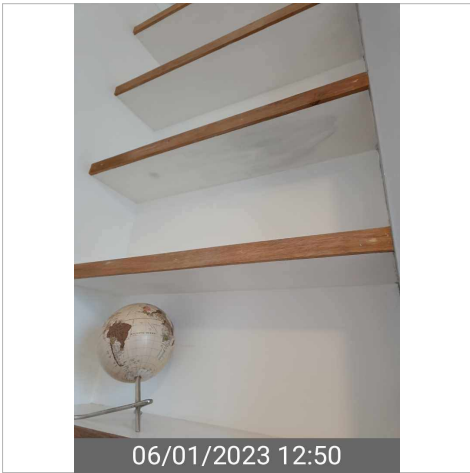


5.13 Shelving

5 built-in white wooden shelves with wooden edging in left alcove
6 built-in white wooden shelves with wooden edging and one white wooden shelf in right alcove

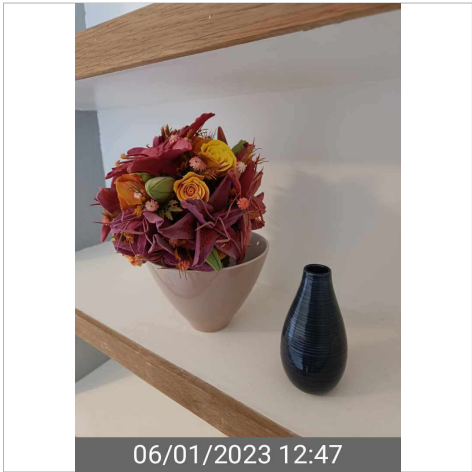
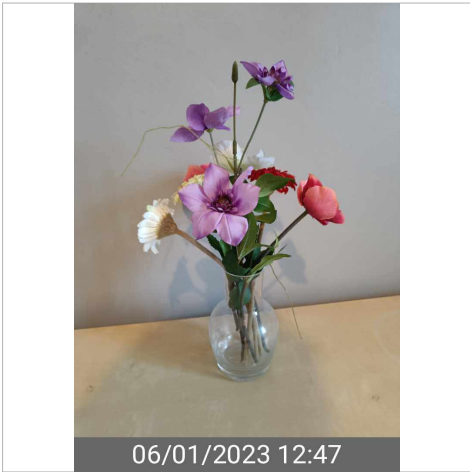
Fair condition secure and clean
Left alcove: black candle smoke stains on underside of middle shelf
Right alcove: round black stain on underside of second from top shelf

5.0 Living Room (continued...)



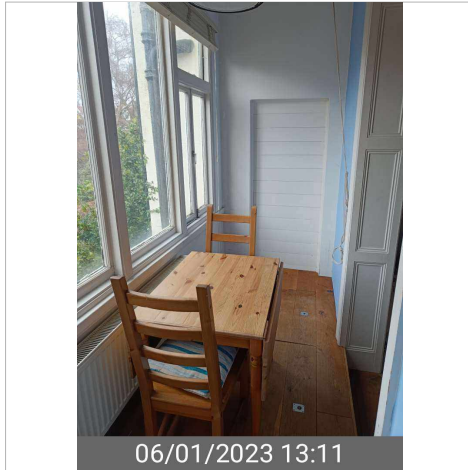
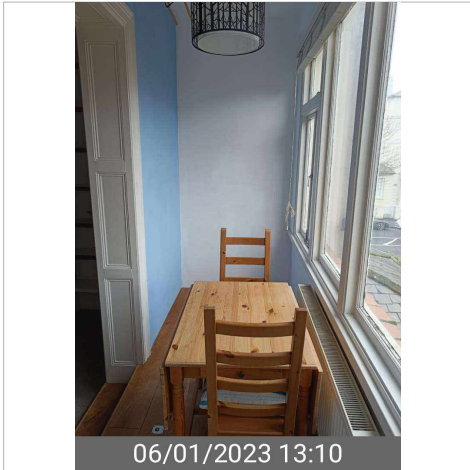
#	Item	Description	Condition & Cleanliness
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5.14 Ornaments

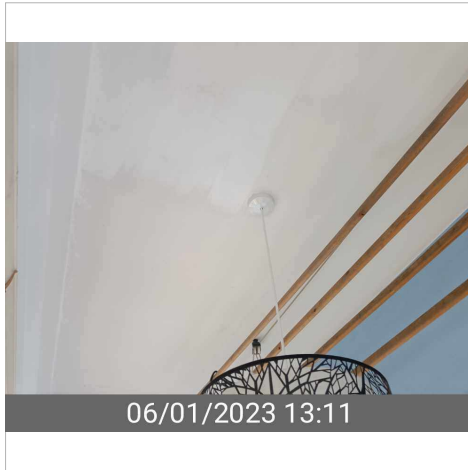
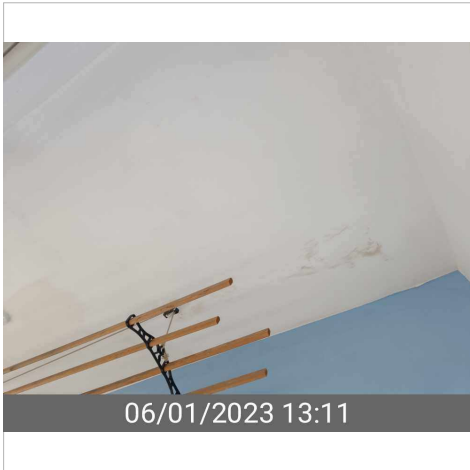


6.0 Sun Room

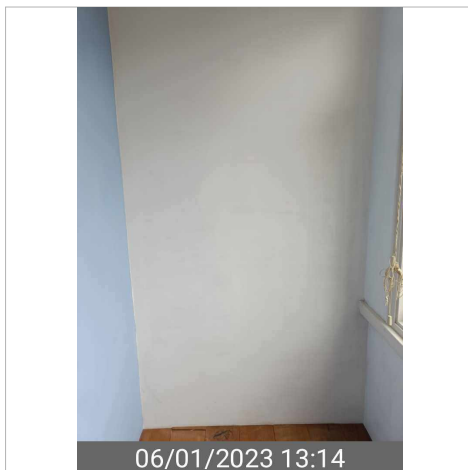
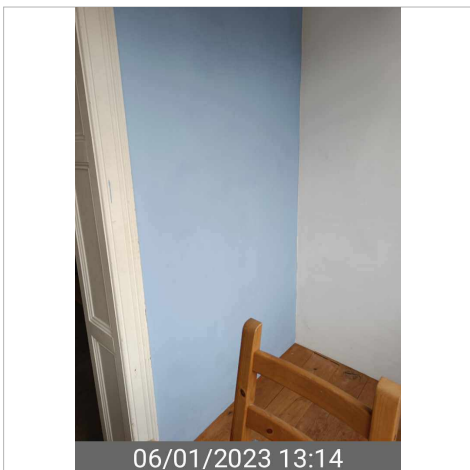
General Room Note/Photos



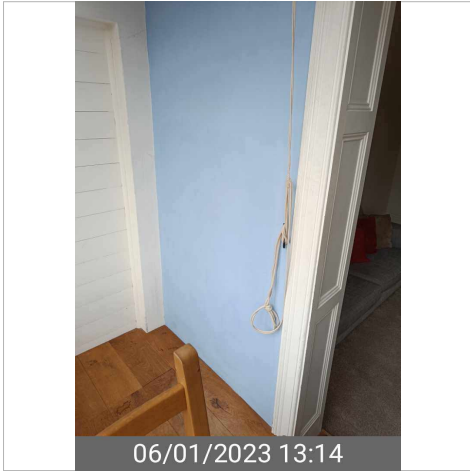
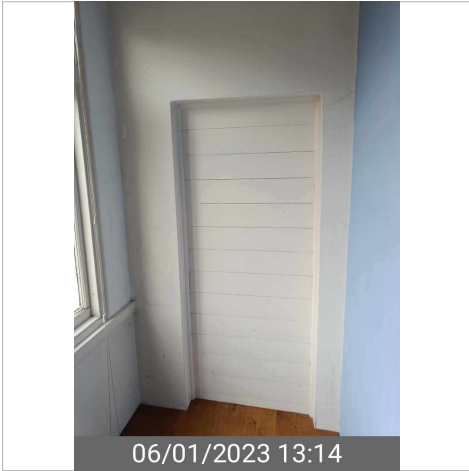
#	Item	Description	Condition & Cleanliness
6.1	Ceiling	White painted smooth plaster	Fair condition with touch up areas and dried water staining



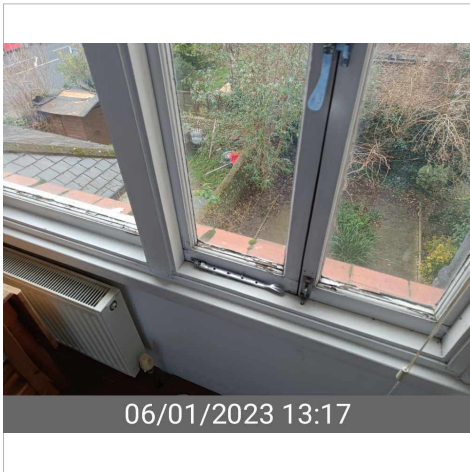
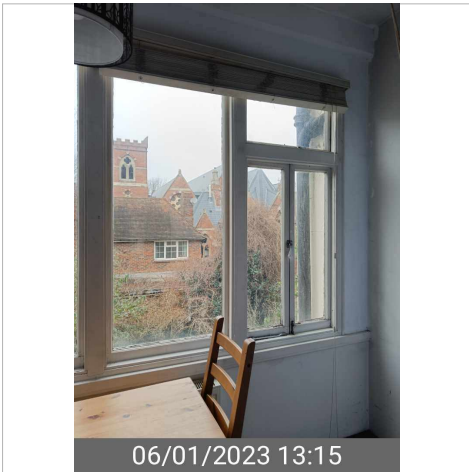
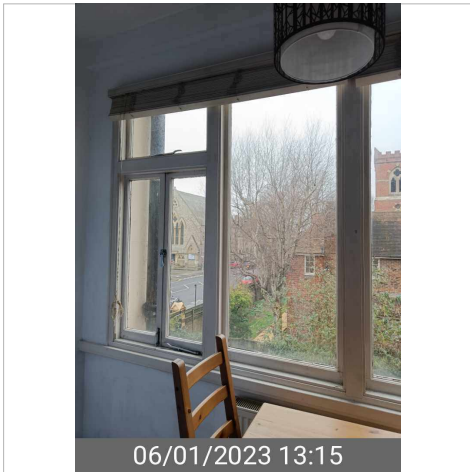
6.2	Walls	Blue painted smooth plaster on entry wall White painted smooth plaster on left and facing walls White painted smooth plaster and wooden panelling on right wall	Fair condition and clean with general age discolouration and marks
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6.0 Sun Room (continued...)

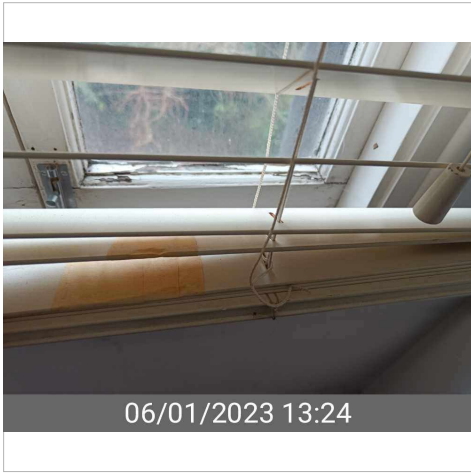
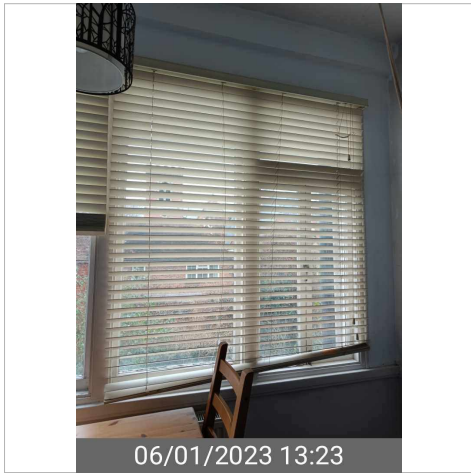
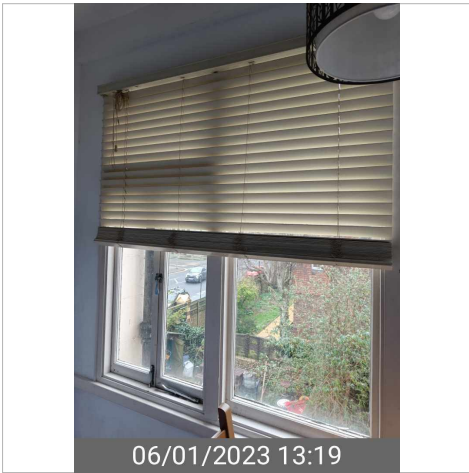
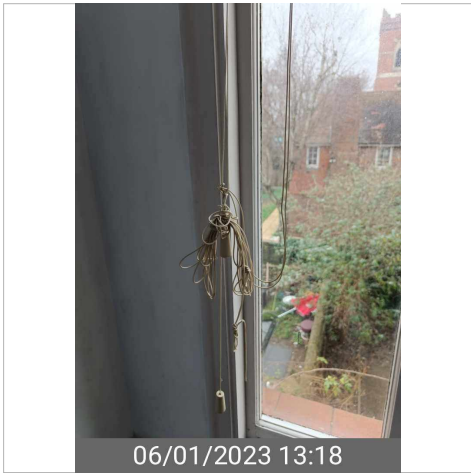


#	Item	Description	Condition & Cleanliness
6.3	Window	Off white wooden casement with: Two flip openers with metal stays Two double openers with chrome bolt lock, stay and closer	Fair condition and clean Paint weathering especially along right side of unit Metal stay broken on top right hinged opener

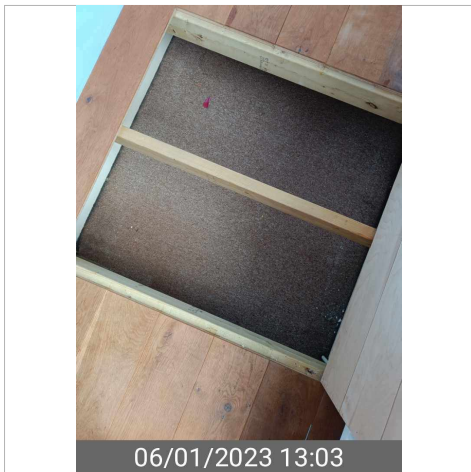
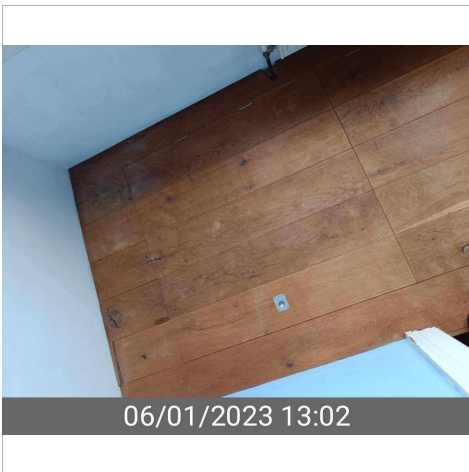


6.4	Window Furnishings	Three venetian blinds each with valance, off white wood effect slats, pull & tilt cords with off-white toggles	Left blind is not descending whole way down as pull cords tangled up Right blind working but is stiff. Discoloured masking tape on 2 lower slats Light dust on slats
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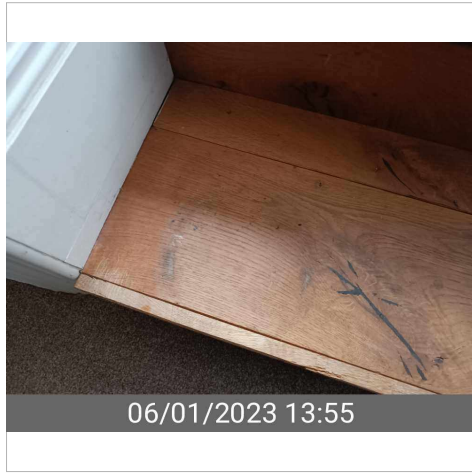
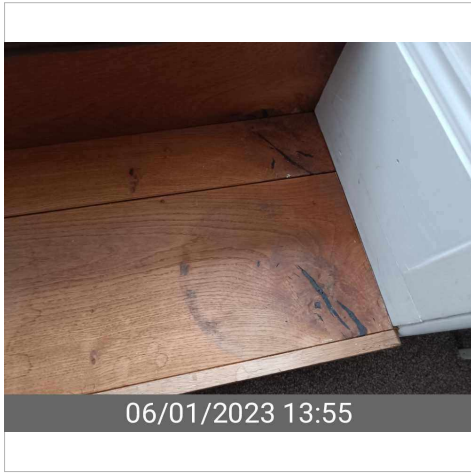
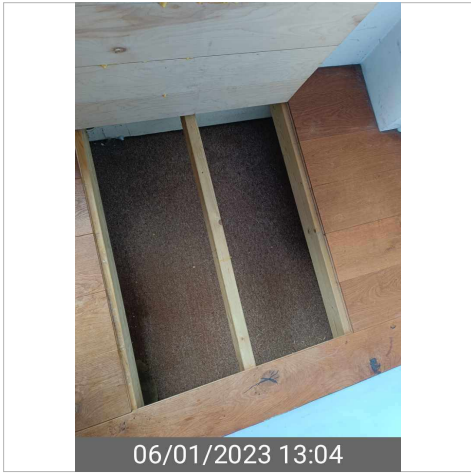
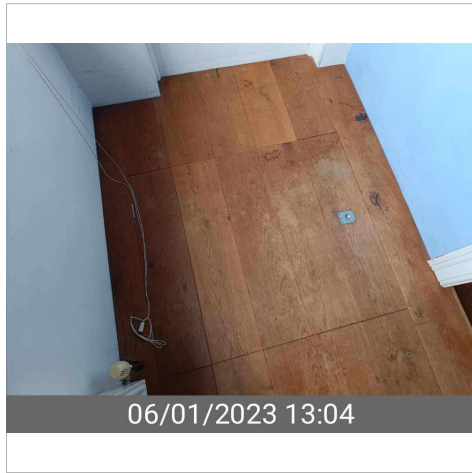
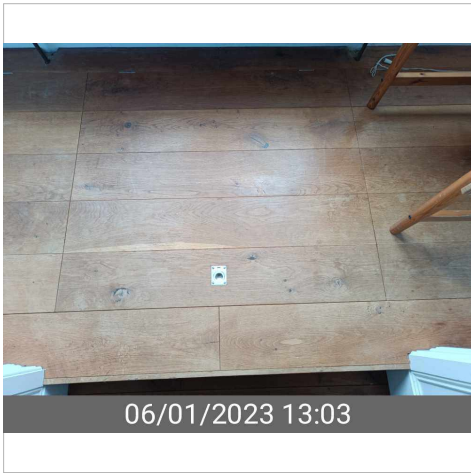
6.0 Sun Room (continued...)



#	Item	Description	Condition & Cleanliness
6.5	Flooring	Medium stained wooden floorboards with 3 built-in flip-top cupboards	Floorboards are in fair condition and clean with usage stains & scratches plus watermarks Step is loose under foot and round ring marks Cupboard spaces of free of items except light wood effect laminate panel



6.0 Sun Room (continued...)

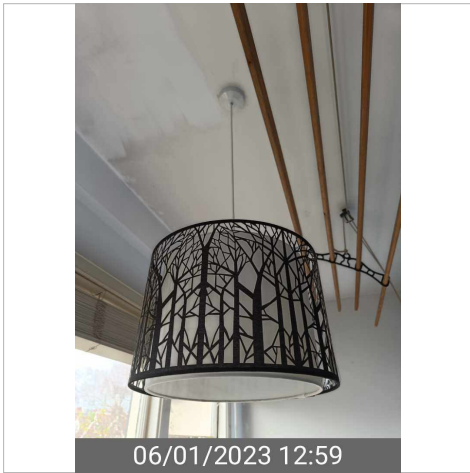


#	Item	Description	Condition & Cleanliness
6.6	Heating	Off white double panel radiator with integrated grille, thermostatic valve & plastic end cap	Secure and clean

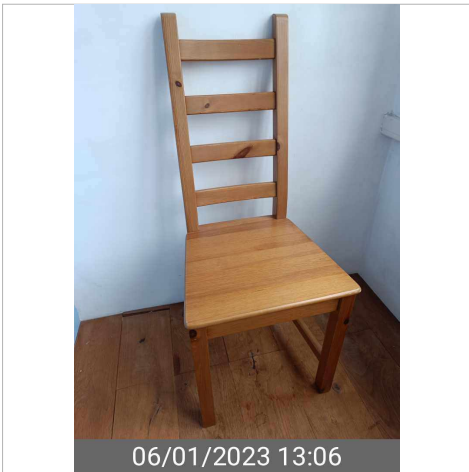
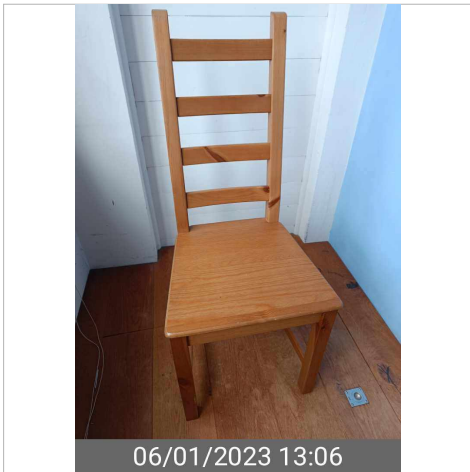


6.7	Lighting	White painted plastic pendant with bulb and white fabric shade with black cut-out tree pattern	Shade intact and bulbs in working
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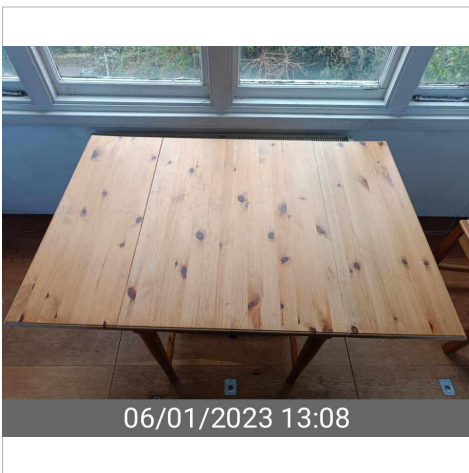
6.0 Sun Room (continued...)



#	Item	Description	Condition & Cleanliness
6.8	Chairs	Two stained wooden chairs with two cream scatter cushions with light blue stripes	Chairs are in fair condition and clean Cushions are in good condition and clean



6.9	Table	Stained wooden rectangular table with two folding panels and pull out drawer with black metal knob	Fair condition and clean with usage wear and marks
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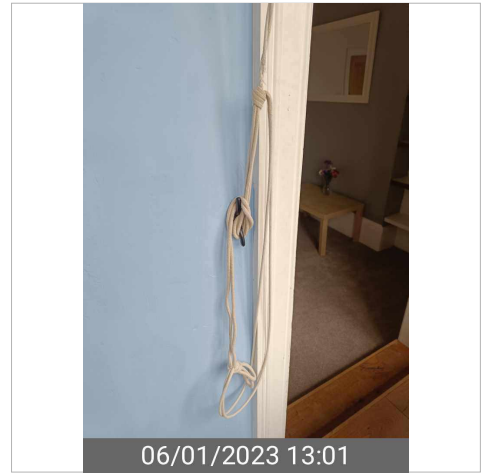
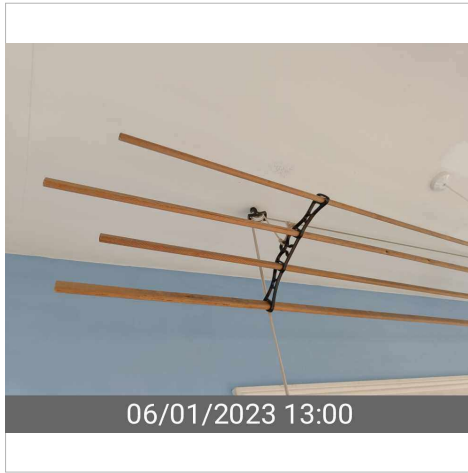
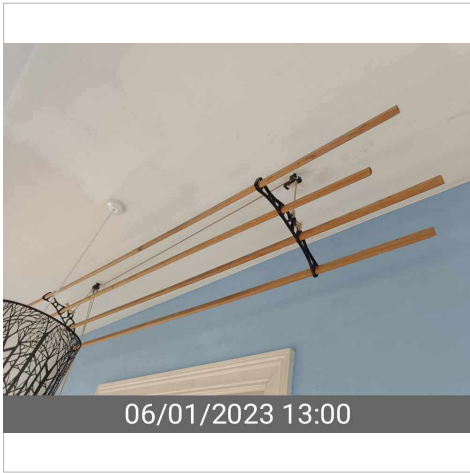


6.0 Sun Room (continued...)

6.10 Clothes Airer

Ceiling mounted rope pulley system with 4 white wooden rails and 2 Black bracket fittings
Wall mounted black metal cleat

Working and secure



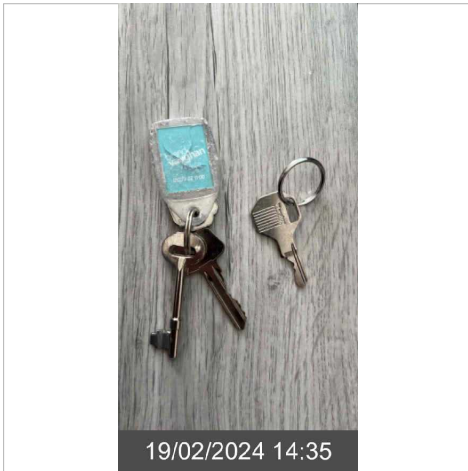
Keys, Fobs & Permits

Keys Provided to Tenants

Front Door Key

Flat Key

Hall Cupboard Key



Tenants and Tenancy

Tenants

I/we certify that I/we the undersigned tenant(s) have carefully checked the information provided through out this report and consider this to be a fair and correct schedule of the contents within it and the documentation exchanged.

I/we the undersigned tenant(s) have 7 days from receipt of this inventory and schedule of condition to notify the agent/landlord/inventory company of any discrepancies. If no notification is made within the stated time frame then it is taken the tenant(s) hereby agrees that the Inventory will be deemed to comprise a fair and accurate schedule of the condition and contents of the Property as at the Check-in Date.

This property inspection report is not a guarantee or report on the accuracy of, or the safety of any equipment or appliance(s) supplied. It is merely a record that such items exist in the property and provides visual recommendations. If the property is rented to multiple tenant(s), only one tenant signature certifies the approval of all tenant(s).



Name: George Georgeson
Date signed: 23/02/2024 01:13

Clerk



Name: Peter Smithson
Date signed: 23/02/2024 01:15