



Inventory & Condition Report

Property Address: 1 Sample Street
Newcastle
Tyne and Wear
NE1 1AB

Instructed By :

Prepared By: Your Inventory Clerk
PO BOX 758
Tyneside
NE29 1EL

Date Prepared : January 05, 2011

Reference : 1186

FRONT PROPERTY PICTURE



REAR PROPERTY PICTURE



PROPERTY OVERVIEW

Property Occupied No
Property Furnished Furnished
Type of Property House
Mid Terrace

General Notes:

Property occupied; bedroom 3 restricted view because of occupant's personal effects. Bedroom 4 not reported; repairs in progress.

SERVICES

Utility	Serial Number	Location	Supplier
Electricity	DO4L50814	Hall cupboard	Not Known
Gas	TH1098	Hall cupboard	
Water	Meter Not Accessible Not Accessible		

ELECTRICITY METER



GAS METER



DISCLAIMER

Working order and condition:

This inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist at the property as at the date of the inventory and a superficial condition of the same. No items are tested.

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

Structural:

This inventory is not a structural/building survey and does not comment on the fabric of the building. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

Description:

Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers, i.e. wall #1, will always be the wall that the door or entrance way is situated in and then round in a clockwise motion from there.

Maintenance:

Any maintenance problems found either at the commencement of the tenancy or during the term of the same should be reported promptly and directly to the agent/owner, not the inventory clerk.

Furnishings:

Where the inventory states 'FFR seen', this is taken that labels are present on items of furniture that indicates these items comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 - as amended 1993. It is however not the responsibility of the inventory clerk to state that these items do comply with these regulations. Curtains are described with an approximation of length, i.e. sill/skirting/floor length.

Fire safety equipment:

If smoke detectors/carbon monoxide monitors, are present and replacement batteries are needed between maintenance visits or periodic tenancy checks, it is the tenant's responsibility to replace and frequently check the working order of the same. Any faults should be reported immediately to the agent/owner.

General:

This inventory has been prepared on the accepted principle that all items are free from any obvious soiling, fault or damage except where stated.

Loft & cellars:

Lofts and cellars are not covered on this inventory unless they are converted and safely accessible.

Locked rooms:

Belongings left by the owner in a locked room or outbuildings will not be inventoried and are the sole responsibility of the landlord.

Windows & doors:

All latches and fittings will be checked but windows are not opened to test if they are operational. Doors are checked where keys are provided.

Heavy items:

Heavy items of furniture such as kitchen appliances, wardrobes and beds, will not be moved and the inventory clerk will not report on the condition of any flooring underneath, or areas surrounding such items that cannot be seen.

Ownership:

This inventory remains the property of the instructing party and shall not be used or copied without their written permission.

CLEANING

If the property was professionally cleaned for the tenancy it is strongly advised that professional cleaners are used to carry out an end of tenancy clean. It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

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

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

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

The décor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors is quite clearly a cleaning issue.

Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.

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

Tumbles Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.

Mould & Mildew - there are two types of mould and mildew that can develop during a tenancy: (1) Low level damp penetration to outer walls normally creeping up the walls from the bottom. In most cases this indicates a maintenance issue for the landlord and (2) High level mould normally seen on ceilings, silicone sealant around bath fittings and window frames. This is almost certainly caused by a combination of high humidity and lack of ventilation. In either case, the problem should be kept under control or even eradicated by using a good quality proprietary treatment readily available from retailers. In our experience, the most effective brand is Hagesan Mould Spray.

Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

Allowances are made for fair wear and tear but it should be noted that areas that are not clean will not be considered as fair wear and tear.

DECLARATION

This is to certify that I, the undersigned have carefully checked the foregoing report and consider this to be a fair and correct inventory & schedule of condition of the contents therein at: 1 Sample Street , Newcastle, Tyne and Wear, NE1 1AB

Tenant : Vacant

Inventory Assessor : Your Inventory Clerk

Date : January 05, 2011

Cleaning / Condition Summary

The following remarks are an indication of the overall level of cleanliness/ condition attributed to the property by the inventory assessor.

Items	Level Of Cleanliness
Overall Cleaning standard	Light cleaning required
Decor Condition	Minor defects
Carpets	Not cleaned; signs of normal domestic use
Flooring (Hard)	Cleaning required
Windows	Light cleaning required
Curtains/blinds	Not cleaned
Mattresses	Good
Kitchen appliances & fittings	Damage as identified in report
Bathroom & fittings	Cleaned to a good standard
Upholstery	Not cleaned; signs of normal domestic use
Light fittings	Cleaned to a good standard
Linen	n/a
Front Garden	Mowing/weeding required
Rear Garden	Good overall

FRONT GARDEN

WALLS

Ref	Item	Description	Condition
1	Wall	brick to pavement with black painted wrought iron rail and gate	defects under paint work

FLOORING

Ref	Item	Description	Condition
2	Exterior surfaces	Lawn laid with grass, Plant beds planted bushes, Path concrete, planted pot at front door	in seasonal condition in seasonal condition



Front garden-Exterior surfaces

ENTRANCE

DOORS

Ref	Item	Description	Condition
3	Door	wood with decorative bead painted plum colour, letterbox entry brass effect, pull handle(s) brass effect, chubb lock with cover/ yale brass effect, spyhole, safety chain & secure, knocker	all items heavily tarnished
4	Door Frame	painted white	joinery cracked to right hand side
5	Threshold	painted	scuffed to edge

CEILING

Ref	Item	Description	Condition
6	Ceiling	plaster painted white, coving painted to match	

WALLS

Ref	Item	Description	Condition
7	Skirting board	painted white	
8	Wall	painted beige, dado rail painted white	
9	Security	panic alarm button	
10	Hooks	5 double hook(s) batten mounted	
11	Central Heating Timer	digital Honeywell	

FLOORING

Ref	Item	Description	Condition
12	Mat	bristle	slightly worn, need light vacuum

LIGHTING

Ref	Item	Description	Condition
13	Ceiling Lighting	pendant lamp holder, lantern style metal shade	

SWITCHES

Ref	Item	Description	Condition
14	Switch	white plastic single light switch	

HALLWAY

DOORS

Ref	Item	Description	Condition
15	Door	wood, painted cream with decorative bead, 2 glass panel(s), 2 knob handle(s) to front and reverse brass effect, chubb lock	chip(s) to edge(s)
16	Door Frame	painted white gloss	
17	Threshold	metal brass appearance	

CEILING

Ref	Item	Description	Condition
18	Ceiling	plaster painted white	flaking paint in places, paint marked....

WALLS

Ref	Item	Description	Condition
19	Skirting board	painted white	
20	Wall	painted beige, dado rail painted white	paint marked slightly in places
21	Inspection hatch		

FLOORING

Ref	Item	Description	Condition
22	Laminate	light effect floorboards bead edge to match	

LIGHTING

Ref	Item	Description	Condition
23	Ceiling Lighting	pendant lamp holder, conical plastic shade	

HEATING

Ref	Item	Description	Condition
24	Radiators	wall mounted single radiator with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
25	Electric Socket	white plastic double switch	paint marked

SWITCHES

Ref	Item	Description	Condition
26	Switch	white plastic single light switch, white plastic double light switch	

FURNISHING

Ref	Item	Description	Condition
27	Table	coffee, white laquered with metal shelves	

KITCHEN

DOORS

Ref	Item	Description	Condition
28	Door	wood, 4 panel painted white; 2 knob handle (s), finger plate to front and reverse, brass effect	
29	Door Frame	painted white	
30	Threshold	painted	

WINDOWS

Ref	Item	Description	Condition
31	Window	2 timber framed painted white, Fan light, brass effect pull handle(s)	
32	Window Sill	painted white	restricted view
33	Blinds	2 roman on wooden baton with pull cord(s); terracotta	

CEILING

Ref	Item	Description	Condition
34	Ceiling	plaster painted white	
35	Velux Window	hatch & frame with wall mounted control	

WALLS

Ref	Item	Description	Condition
36	Skirting board	painted white	
37	Wall	painted cream	
38	Security	sensor	
39	CO2 Detector	mains fitted	not tested
40	Picture	wood framed; refer photo	

FLOORING

Ref	Item	Description	Condition
41	Tiles	Ceramic, grey grout, slate effect	

LIGHTING

Ref	Item	Description	Condition
42	Ceiling Lighting	9 recessed spotlights with bulb(s); 2 pendant lamp holder/ lantern style glass shade	

HEATING

Ref	Item	Description	Condition
43	Radiators	wall mounted single radiator, white with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
44	Telephone Point	white plastic single	
45	Electric Socket	7 chrome effect double switch	
46	Satellite and / or TV socket	chrome effect single	

SWITCHES

Ref	Item	Description	Condition
47	Switch	white plastic triple light switch, chrome effect appliance switch(es), chrome effect fused switch	
48	Switch		

KITCHEN FURNITURE

Ref	Item	Description	Condition
49	Fitted Kitchen Units	range of fitted wall mounted/ floor mounted; plinths to match; chrome effect pull handle (s); light wood laminated effect; refer photos for style and layout	exterior slightly soiled
50	Worktops	work surface, splash back to match, granite effect	
51	Sink	single double, stainless steel, pop up waste, mixer tap, chrome effect	watermarked half bowl inset, bowl scratched slightly

APPLIANCES

Ref	Item	Description	Condition
52	Cooker	electric integrated, 3 shelve(s), grill pan with mesh; Bosch	speckled grease marks to interior
53	Microwave	integrated, Bosch, plate and mesh tray present	
54	Hob	electric, four ring halogen; Bosch	
55	Refrigerator Freezer	tall, silver effect, interna fittings all present	
56	Misc/ Other	Sky broadband wireless router; telephone handset with answermachine	
57	Freezer	integrated, drawer(s) plastic fronted	door wedged open; refer photo
58	Coffee Maker	Nespresso Magimix	
59	Kettle	jug with base with lead, chrome effect	
60	Toaster	4 slicer, chrome effect, John Lewis	
61	Blender - Mixer	jug with attachments, Philips	
62	Dishwasher	Whirlpool, integrated, with cutlery retainer	light usage

FURNISHING

Ref	Item	Description	Condition
63	Table	6 seater, to match, oblong, wood effect	
64	Chair (FFR filling)	to match dining table, slatted back seat covering	
65	Clock	analog, round, wall mounted	
66	Units	free standing, 4 glazed door(s) with elongates chrome effect handlrs, 6 shelve(s); collection of glassware, crockery and personal effects therein	



Kitchen-Fitted Kitchen Units



Kitchen-Fitted Kitchen Units



Kitchen-Fitted Kitchen Units



Kitchen-Fitted Kitchen Units



Kitchen-Fitted Kitchen Units



Kitchen-Picture



Kitchen-Freezer

LOUNGE

DOORS

Ref	Item	Description	Condition
67	Door	4 panel painted white, finger plate brass effect front and reverse, pull handle(s) brass effect to front and reverse, chain hinged chubb lock with cover	
68	Door Frame	painted white	
69	Threshold	laminated wood effect	

WINDOWS

Ref	Item	Description	Condition
70	Window	3 Sash, timber framed painted white, 2 brass effect pull handle(s), 3 brass effect surface locks	paint paint marked to edge, exterior dirty/ dusty
71	Window Sill	painted white	
72	Curtains	2, length to floor, lined, cream with red pattern	
73	Curtain Rail	plastic, rail	

CEILING

Ref	Item	Description	Condition
74	Ceiling	plaster painted white, coving painted to match	

WALLS

Ref	Item	Description	Condition
75	Skirting board	painted white	
76	Wall	painted pastel	
77	Fireplace	mantel & surround, hearth marble effect, wrought iron inset with grate	

FLOORING

Ref	Item	Description	Condition
78	Carpet	wall to wall fitted, beige, modern	restricted view
79	Rug	carpet, 170x240cm, red	

LIGHTING

Ref	Item	Description	Condition
80	Ceiling Lighting	pendant lamp holder, paper shade	

HEATING

Ref	Item	Description	Condition
81	Radiators	wall mounted double radiator, white, with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
82	Satellite and / or TV socket	white plastic with cable	
83	Electric Socket	3 white plastic double switch	

SWITCHES

Ref	Item	Description	Condition
84	Switch	white plastic single light switch	

APPLIANCES

Ref	Item	Description	Condition
85	Television	flat screen LG with remote control; Sky box with control; dvd player with remote	not tested
86	Lamp(s)	floor base; paper shade with fkex	

FURNISHING

Ref	Item	Description	Condition
87	Sofa	2 two seater leather effect, wood legs, brown (light)	
88	Chair (FFR filling)	4 wooden, slatted back, 2 seat covering	marks consistent with age
89	Scatter Cushions	4 medium to match rug colour	
90	Picture	set of 5, wood effect frames; black and white prints	
91	Mirror	large wood framed; above fireplace	
92	Table	medium, with single shelf, black wood effect, for TV	



Lounge-Fireplace

UTILITY

DOORS

Ref	Item	Description	Condition
93	Door	french doors painted white, brass effect knob handle(s) to front and reverse	
94	Door Frame	painted white	
95	Threshold	tiled	
96	Door to yard	panel,painted white, brass effect knob handle (s) to front and reverse chubb lock, 4 glass panel(s)	
97	Door Frame	painted white	
98	Threshold	timber stained	

WINDOWS

Ref	Item	Description	Condition
99	Window	timber framed painted white, pull handle(s) with lock(s)	
100	Window Sill	painted white	

CEILING

Ref	Item	Description	Condition
101	Ceiling	plaster painted white	

WALLS

Ref	Item	Description	Condition
102	Skirting board	painted white	
103	Wall	painted cream	
104	Alarm		
105	Boiler	Combi HE with integrated timer, Vaillant	

106	Central Heating Timer	digital, Honeywell	fascia slightly soiled
107	Shelves	metal bridging, slatted	
108	Hooks	single hook(s), wall mounted rail	
109	Hooks	2 chrome effect single hook(s)	

FLOORING

Ref	Item	Description	Condition
110	Tiles	Ceramic, grey grout, slate effect	
111	Mat	bristle/ rubber	

LIGHTING

Ref	Item	Description	Condition
112	Ceiling Lighting	flush fitting eyeball spotlight(s) with bulb(s), chrome effect	

HEATING

Ref	Item	Description	Condition
113	Radiators	wall mounted single radiator, white with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
114	Electric Socket	chrome effect double switch	

SWITCHES

Ref	Item	Description	Condition
115	Switch	chrome effect double light switch, chrome effect appliance switch(es)	

KITCHEN FURNITURE

Ref	Item	Description	Condition
116	Worktops	work surface, laminate granite effect	
117	Units	free standing to bridge appliances; refer photo	

APPLIANCES

Ref	Item	Description	Condition
118	Misc/ Other	iron board; mop and bucket; cleaning utensils	
119	Tumble Dryer	John Lewis, front loading	light usage
120	Washing Machine	Siemens, front loading	light usage

FURNISHING

Ref	Item	Description	Condition
121	Table	6 seater, to match, oblong, wood effect	
122	Chair (FFR filling)	to match dining table, slatted back seat covering	
123	Clock	analog, round, wall mounted	
124	Units	free standing, 4 glazed door(s) with elongates chrome effect handlrs, 6 shelve(s); collection of glassware, crockery and personal effects therein	



Utility-Units



Utility-Boiler

BEDROOM 1

DOORS

Ref	Item	Description	Condition
125	Door	4 panel painted white, finger plate brass effect front and reverse, pull handle(s) brass effect to front and reverse, chain hinged chubb lock with cover	handle(s) incomplete, screws missing
126	Door Frame	painted white	
127	Threshold	laminated wood effect	

WINDOWS

Ref	Item	Description	Condition
128	Window	French doors to yard, painted white, double glazed, 2 lever handle(s) with lock(s) to front and reverse, 3 surface lock; brass effect	handle(s) weathered to edge, paint marked to edge
129	Curtains	2, length to floor, lined, terracotta, 2 tiebacks	
130	Curtain Rail	plastic, rail	
131	Blinds	2 roman on wooden baton, beige	

CEILING

Ref	Item	Description	Condition
132	Ceiling	plaster painted white, coving painted to match	

WALLS

Ref	Item	Description	Condition
133	Skirting board	painted white	
134	Wall	painted pastel	scuff(ed) mid - low level in places
135	Fireplace	boarded and shelved, painted to match walls, stone effect hearth	
136	Hooks	2 picture hook(s)	
137	Security	plastic sensor	

FLOORING

Ref	Item	Description	Condition
138	Carpet	wall to wall fitted, beige, modern	
139	Rug	carpet, 170x240cm,red	

LIGHTING

Ref	Item	Description	Condition
140	Ceiling Lighting	pendant lamp holder, wicker shade	

HEATING

Ref	Item	Description	Condition
141	Radiators	wall mounted double radiator, white, with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
142	Satellite and / or TV socket	white plastic with cable	
143	Electric Socket	3 white plastic double switch	

SWITCHES

Ref	Item	Description	Condition
144	Switch	white plastic single light switch	

FURNISHING

Ref	Item	Description	Condition
145	Chair (FFR filling)	wooden, slatted back, seat covering	
146	Mirror	medium wood framed;free standing	

147	Table	medium, timber stained, oblong	
148	Bed	Double wood frame, light wood effect, with headboard; with mattress to match; mattress cover	
149	Chest of drawers	2 drawer, wood effect, recessed handle(s)	
150	Wardrobe	Built-in, 2 door(s) painted white, 2 brass effect pull handle(s), 2 internal shelf(s)/ hanging rail(s)	
151	Cupboard	Built-in, 4 door(s), internal shelf(s), 2 brass effect pull handle(s) with cupboard locks	

BUILT IN CUPBOARD

DOORS

Ref	Item	Description	Condition
152	Door	4 panel, painted white; brass effect pull handle(s)	
153	Door Frame	painted white	
154	Threshold	laminated wood effect	

CEILING

Ref	Item	Description	Condition
155	Ceiling	wall paper	

WALLS

Ref	Item	Description	Condition
156	Skirting board	painted white	
157	Wall	paper painted beige	
158	Alarm	entry key pad	
159	Fuse Box	fuse box (consumer unit)	
160	Electric Meter	tariff	
161	Gas Meter	quarterly tariff	restricted view
162	Shelves	wood with hanging rail	
163	Fire Extinguisher		

PHOTO OVERVIEW

Ref	Item	Description	Condition
164	Photo 1	Vacuum cleaner, electrolux; occupants personal belongings; household goods	



Built in Cupboard-Photo 1

STAIRS/ LANDING 1

CEILING

Ref	Item	Description	Condition
165	Ceiling	plaster painted white, coving painted to match artex painted	
166	Smoke Detector	mains fitted	not tested

WALLS

Ref	Item	Description	Condition
167	Skirting board	painted white, doorstep	
168	Wall	painted beige; dado rail painted white	paint marked mid - low level in places, paper lifting slightly in places
169	Security	sensor	paint marked
170	CO2 Detector	mains fitted	not tested
171	Picture	framed	

FLOORING

Ref	Item	Description	Condition
172	Carpet	wall to wall fitted, beige	spot marks in places

STAIRS FIXTURES

Ref	Item	Description	Condition
173	Banister newel post	painted white	
174	Banister spindles	painted white	
175	Banister		

LIGHTING

Ref	Item	Description	Condition
176	Ceiling Lighting	2 pendant lamp holder, conical fabric shade	

HEATING

Ref	Item	Description	Condition
177	Radiators	wall mounted single radiator with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
178	Electric Socket	white plastic double switch	

SWITCHES

Ref	Item	Description	Condition
179	Switch	2 white plastic double light switch, white plastic single light switch, white plastic extractor fan isolator switch, white plastic appliance switch(es)	

BATHROOM

DOORS

Ref	Item	Description	Condition
180	Door	4 panel painted, 2 knob handle(s) brass effect, with lock, finger plate brass effect	chip(s) low level
181	Door Frame	wood, painted white	
182	Threshold	metal silver appearance	slightly dented to edge

WINDOWS

Ref	Item	Description	Condition
183	Window	timber framed painted white, Sash, surface lock	
184	Window Sill	painted white	
185	Blinds	roller, with pull cord(s), cotton	

CEILING

Ref	Item	Description	Condition
186	Ceiling	plaster painted white	

WALLS

Ref	Item	Description	Condition
187	Wall	paper, painted cream blue (light)	left of entrance unfinished; finger mark(s) above radiator; paper lifting above bath
188	Wall (tiled)	half tiled, tiled splash back to basin/ bath, ceramic, mottle border	
189	Hooks	4 double hook(s), chrome effect	
190	Ventilation	chrome effect vent	
191	Cupboard	Wall mounted, white with mirror doors; 4 glass shelves	

FLOORING

Ref	Item	Description	Condition
192	Tiles	Ceramic, grey (light), grey grout	

LIGHTING

Ref	Item	Description	Condition
193	Ceiling Lighting	6 chrome effect recessed spotlights	bulb(s) missing

HEATING

Ref	Item	Description	Condition
194	Radiators	wall mounted heated towel rail, chrome effect	
195	Radiators	floor mounted, antique style painted white	

SOCKETS

Ref	Item	Description	Condition
196	Electric Socket	chrome effect fused switch	

SWITCHES

Ref	Item	Description	Condition
197	Switch	pull cord switch for extractor fan	

BATHROOM FURNITURE

Ref	Item	Description	Condition
198	Basin	white wall mounted, pedestal to match, chrome effect pop up waste, chrome effect mixer tap	

199	Bath	white, to match suite; chrome effect single taps, chrome effect pop up waste	
200	Bath side panel	to match bath	
201	WC	floor mounted with seat and lid to match	
202	Cistern	to match WC, chrome effect lever handle	
203	Shower screen	glass, stainless steel effect frame fittings	
204	Shower cubicle	composite tray, chrome effect drainage	
205	Shower	chrome effect thermostatic mixer unit, chrome effect flexible hose/ showerhead riser bar	
206	Accessories	Toilet roll holder chrome effect; Toilet brush	

PHOTO OVERVIEW

Ref	Item	Description	Condition
207	Photo 1		



Bathroom-Photo 1



Bathroom-Photo 1



Bathroom-Wall



Bathroom-Wall



Bathroom-Photo 1



Bathroom-Bath

BEDROOM 2

DOORS

Ref	Item	Description	Condition
208	Door	4 panel painted white, finger plate brass effect front and reverse, pull handle(s) brass effect to front and reverse, chain hinged chubb lock with cover	mid level chip(s) to edge(s)
209	Door Frame	painted white	
210	Threshold	laminated wood effect	

WINDOWS

Ref	Item	Description	Condition
211	Window	French doors to yard, painted white, double glazed, 2 lever handle(s) with lock(s) to front and reverse, 3 surface lock; brass effect	
212	Blinds	2 roman on wooden baton, beige/ stripe pattern	

CEILING

Ref	Item	Description	Condition
213	Ceiling	plaster painted white, coving painted to match	

WALLS

Ref	Item	Description	Condition
214	Skirting board	painted white	scuffed in places
215	Wall	painted pastel	fitment hole(s) left of/ right of window; chimney breast wall and right of window
216	Ventilation	plastic vent	

FLOORING

Ref	Item	Description	Condition
217	Carpet	wall to wall fitted, beige, modern	flattened to entrance, spot marks

LIGHTING

Ref	Item	Description	Condition
218	Ceiling Lighting	pendant lamp holder, material shade	

HEATING

Ref	Item	Description	Condition
219	Radiators	wall mounted double radiator, white, with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
220	Electric Socket	2 white plastic double switch	

SWITCHES

Ref	Item	Description	Condition
221	Switch	white plastic single light switch	

APPLIANCES

Ref	Item	Description	Condition
222	Lamp(s)	Brass effect table lamp with peach shade and flex	

FURNISHING

Ref	Item	Description	Condition
223	Bed	Double wood frame, light wood effect, with headboard; with mattress to match; mattress cover	
224	Chest of drawers	2 drawer, wood effect, recessed handle(s)	
225	Wardrobe	Built-in lh and rh chimney breast; 2 door(s) painted white, 2 nickle effect pull handle (s), internal shelf(s)/ hanging rail(s)	

WC

DOORS

Ref	Item	Description	Condition
226	Door	4 panel painted, 2 knob handle(s) brass effect, with lock, finger plate brass effect; chrome effect coat hook(s) on rear	fitment holes to rear
227	Door Frame	wood, painted white	
228	Threshold	metal silver appearance	

WINDOWS

Ref	Item	Description	Condition
229	Window	timber framed painted white, Sash, surface lock	
230	Window Sill	painted white	

231	Blinds	roller, with pull cord(s), cotton	
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CEILING

Ref	Item	Description	Condition
232	Ceiling	plaster painted white	

WALLS

Ref	Item	Description	Condition
233	Wall	paper, painted lilac	shower entry require decoration; paint marked high level left of shower entrance
234	Wall (tiled)	half tiled, tiled splash back to basin/ bath, ceramic, mottle border	
235	Hooks	1 double hook(s), chrome effect	
236	Cupboard	Wall mounted, white with glazed doors; 1 shelves	

FLOORING

Ref	Item	Description	Condition
237	Tiles	Ceramic, grey (light), grey grout	

LIGHTING

Ref	Item	Description	Condition
238	Ceiling Lighting	flush fitting batten holder, frosted glass shade	

HEATING

Ref	Item	Description	Condition
239	Radiators	wall mounted single radiator with thermostatic control	

BATHROOM FURNITURE

Ref	Item	Description	Condition
240	Basin	white wall mounted chrome effect pop up waste, chrome effect mixer tap	
241	WC	floor mounted with seat and lid to match	
242	Cistern	to match WC, chrome effect lever handle	
243	Shower cubicle	composite tray, chrome effect drainage; melamine wall lining	
244	Shower	chrome effect thermostatic mixer unit, chrome effect flexible hose/ showerhead riser bar	
245	Accessories	Small mirror over basin with glass shelf; satin chrome brackets	

PHOTO OVERVIEW

Ref	Item	Description	Condition
246	Photo 1		

BEDROOM 3

DOORS

Ref	Item	Description	Condition
247	Door	4 panel painted white, finger plate brass effect front and reverse, pull handle(s) brass effect to front and reverse, chubb lock with cover	
248	Door Frame	painted white	
249	Threshold	laminated wood effect	

WINDOWS

Ref	Item	Description	Condition
250	Window	2 timber framed painted white, Sash, surface lock	
251	Blinds	2 roller, blue (dark), with pull cord(s)	

CEILING

Ref	Item	Description	Condition
252	Ceiling	plaster painted white, coving painted to match	

WALLS

Ref	Item	Description	Condition
253	Skirting board	painted white	
254	Wall	painted pastel	restricted view; posters etc
255	Fireplace	painted white, mantel & surround	

FLOORING

Ref	Item	Description	Condition
256	Carpet	wall to wall fitted, beige, modern	

LIGHTING

Ref	Item	Description	Condition
257	Ceiling Lighting	pendant lamp holder, material shade	

HEATING

Ref	Item	Description	Condition
258	Radiators	wall mounted double radiator, white, with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
259	Electric Socket	2 white plastic double switch	

SWITCHES

Ref	Item	Description	Condition
260	Switch	white plastic single light switch	

APPLIANCES

Ref	Item	Description	Condition
261	Lamp(s)	Brass effect table lamp with peach shade and flex	

FURNISHING

Ref	Item	Description	Condition
262	Bed	Double wood frame, dark wood effect, with headboard; with mattress to match; mattress cover	
263	Chest of drawers	3 drawer, wood effect, knob handle(s)	
264	Wardrobe	3 door(s), Free standing, dark wood laminate effect, internal shelf(s)/ hanging rail(s), 2 pull handle(s), rhs door mirror to front	
265	Chair (FFR filling)	wooden frame, slatted back, seat covering	
266	Table	timber stained, with 2 drawers, knob handle(s), oblong, desk	
267	Chest of drawers	2 drawer, low level, timber stained, dark wood laminated effect, knob handle(s)	
268	Sofa	bed, two seater cloth	arms rubbed slightly
269	Bedside cupboard	door, timber stained, dark wood laminated effect, knob handle(s)	

STAIRS/ LANDING 2

DOORS

Ref	Item	Description	Condition
270	Door	flat panelled painted white, brass effect pull handle(s), lock with cover	

WINDOWS

Ref	Item	Description	Condition
271	Window	Fan light	

CEILING

Ref	Item	Description	Condition
272	Ceiling	plaster painted white, coving painted to match artex painted	gouge mark above attic door
273	Smoke Detector	mains fitted	
274	Loft hatch	hatch & frame painted white	

WALLS

Ref	Item	Description	Condition
275	Skirting board	painted white, doorstop	
276	Wall	painted beige; dado rail painted white	
277	Security	sensor	
278	CO2 Detector	mains fitted	
279	Picture	framed	

FLOORING

Ref	Item	Description	Condition
280	Carpet	wall to wall fitted, beige	

STAIRS FIXTURES

Ref	Item	Description	Condition
281	Banister newel post	painted white	
282	Banister spindles	painted white	
283	Banister		

LIGHTING

Ref	Item	Description	Condition
284	Ceiling Lighting	2 pendant lamp holder, conical fabric shade	

HEATING

Ref	Item	Description	Condition
285	Radiators	wall mounted single radiator with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
286	Electric Socket	white plastic double switch	

SWITCHES

Ref	Item	Description	Condition
287	Switch	2 white plastic double light switch, white plastic single light switch, white plastic extractor fan isolator switch, white plastic appliance switch(es)	

FURNISHING

Ref	Item	Description	Condition
288	Wardrobe	2 door(s), Free standing, dark wood laminate effect, pull handle(s)	gouge(s) to door(s),
289	Mirror	full length, rectangular dark wood frame, free standing	



Stairs/ landing 2-Ceiling

BEDROOM 4

DOORS

Ref	Item	Description	Condition
290	Door	4 panel painted white, finger plate, pull handle(s) brass effect to front and reverse	
291	Door Frame	painted white	
292	Threshold	laminated wood effect	

WINDOWS

Ref	Item	Description	Condition
293	Window	Casement, UPVC framed white, lever handle (s) with lock(s)	
294	Window Sill	painted white	defects under paint work

PHOTO OVERVIEW

Ref	Item	Description	Condition
295	Photo 1	Repairs in progress; noit tenable in present condition	



Bedroom 4-Photo 1



Bedroom 4-Photo 1



Bedroom 4-Photo 1



Bedroom 4-Photo 1

BEDROOM 5

DOORS

Ref	Item	Description	Condition
296	Door	4 panel painted white, finger plate, pull handle(s) brass effect to front and reverse, chubb lock with cover	
297	Door Frame	painted white	
298	Threshold	metal brass appearance	

WINDOWS

Ref	Item	Description	Condition
299	Window	Velux	
300	Blinds	Velux to match	

CEILING

Ref	Item	Description	Condition
301	Ceiling	plaster painted white, beams brown (dark)	

WALLS

Ref	Item	Description	Condition
302	Skirting board	painted white	
303	Wall	painted cream	fitment hole(s) right of entrance

FLOORING

Ref	Item	Description	Condition
304	Carpet	wall to wall fitted, beige, modern	flattened to entrance, small spot marks

LIGHTING

Ref	Item	Description	Condition
305	Ceiling Lighting	pendant lamp holder, material shade	

HEATING

Ref	Item	Description	Condition
306	Radiators	wall mounted double radiator, white, with thermostatic control	

SOCKETS

Ref	Item	Description	Condition
307	Electric Socket	2 white plastic double switch	

SWITCHES

Ref	Item	Description	Condition
308	Switch	white plastic single light switch	

APPLIANCES

Ref	Item	Description	Condition
309	Lamp(s)	Brass effect table lamp with peach shade and flex	

FURNISHING

Ref	Item	Description	Condition
310	Bed	Double divan, checked pattern with mattress to match; mattress protector an cream base cover	
311	Chest of drawers	4 drawer, dark wood effect, knob handle(s)	
312	Chair (FFR filling)	wooden frame, slatted back, seat covering	
313	Chest of drawers	dressing table with mirror; 6 drawer; dark wood stain to match	

YARD

WALLS

Ref	Item	Description	Condition
314	Wall (external)	brick to perimeter; up and over door to lane	

FLOORING

Ref	Item	Description	Condition
315	Exterior surfaces	Patio; laid with slabs	

GARDEN FURNITURE

Ref	Item	Description	Condition
316	Wheely bin	3 green garden bins/ 1 blue	empty

Additional Information