

Inventory and Check-In Report

for
Sample 3



Instructed by

Marsdens Lettings & Management Services

Prepared By

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Date of Report

23/March/2021

Contents

About The Report	3
Tenant guidance notes	4
Property Information	5
General:	5
Utility Meters:	5
Keys:	6
Smoke Alarms & CO Detectors:	6
Safety:	8
Cleaning Condition:	8
1: Garden (Front & side)	9
2: Entrance Hallway	17
3: Lounge	22
4: Snug Room	28
5: Kitchen/ Dining	33
6: Study	43
7: Utility Room	48
8: Downstairs bathroom	54
9: Stairs/ Landing	60
10: Bathroom	63
11: Bedroom 1	70
12: Ensuite	74
13: Bedroom 2	80
14: Bedroom 3	84
15: Bedroom 4	88
16: Bedroom 5	93
17: Carport	96
18: Garden (Rear)	98
Declarations	106
Tenant Declaration	106
Assessor Declarations	106

About The Report

This report:

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

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

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

What this report does not tell you:

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or Valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

What is inspected?

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

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

Ownership:

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

IMPORTANT: On receipt of this report the tenant(s) must sign and include any amendments and return to the issuing agent within 7 days.

Tenant guidance notes

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

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:

- To clean, arrange, or compensate the Landlord for the cleaning of the Property with de-infestation cleaner to a professional standard at the end of the Tenancy if de-infestation is necessary
- The decor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. 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 will be considered 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.
- 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.

Property Information

General:

Property Furnished	Unfurnished
Property Type	House
Property Style	Detached
Stopcock location	
Security Alarm	CCTV cameras located around the property / PIR detectors inside
Boiler	

Utility Meters:

	Location	Serial Number	Reading	Meter type	Supplier	Access number	Date recorded
1: Electric	Entrance hallway	L73c17311	58721.2				17/07/2018
2: Oil	Utility room						17/07/2018



1: Electric



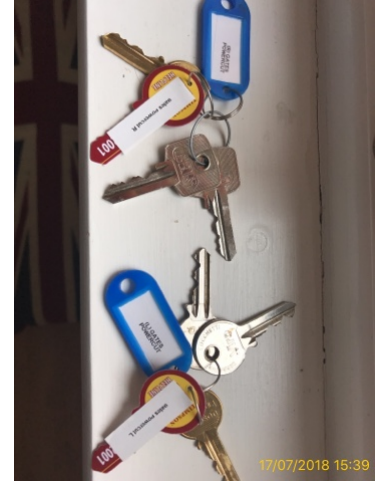
2: Oil

Keys:

	Location	Number	Comments
1: Security		0	



1: Security Key



1: Security Key



1: Security Key



1: Security Key

Smoke Alarms & CO Detectors:

	Location	Tested	Comment
1: CO Detector	Snug	Yes	
2: Smoke Alarm	Hall /Landing/utility	Yes	Landing and utility has a Nest alarm fitted both smoke /CO detector



1: CO Detector

Safety:

Gas Safety Certificate	No
PAT Certificate	No
Window Locks/ Keys	Yes

Additional Notes:

Security cameras fitted

Cleaning Condition:

General cleanliness	Cleaned to a professional standard
Bathroom	Cleaned to a professional standard
Bathroom Fittings	Cleaned to a professional standard
Curtains and Blinds	Cleaned to a professional standard
Carpets	Cleaned to a professional standard
Hard flooring	Cleaned to a professional standard
Kitchen	Cleaned to a professional standard
Hob and Oven	Cleaned to a professional standard
Kitchen white goods	Cleaned to a professional standard
Mattress(s)	
Upholstery	None Reported
Windows (Inside)	Cleaned to a professional standard
Windows (Outside)	Cleaned to a professional standard
Woodwork	Cleaned to a professional standard

1: Garden (Front & side)





1.1 Driveway	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
1.1.1	Driveway/Entrance	Loose Stone Aggregates, Electric wooden gates / Keypad entry both sides / post box	



1.1 Driveway



1.1 Driveway



1.1 Driveway



1.1 Driveway

1.2 Path	
	Good Overall - no obvious faults in appearance or functionality

1.3 Grassed Area

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
1.3.1	Grassed Area	Laid with Grass and Planted Border(s), Mature shrubs and trees / well maintained	



1.3 Grassed Area



1.3 Grassed Area



1.3 Grassed Area

1.4 Planted Beds/ plant pots

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
1.4.1	Planted Beds/ pots	Established Shrubs, Selection of pots	



1.4 Planted Beds/ plant pots



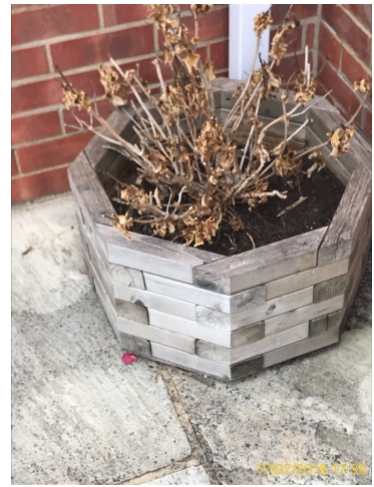
1.4 Planted Beds/ plant pots



1.4 Planted Beds/ plant pots



1.4 Planted Beds/ plant pots



1.4 Planted Beds/ plant pots



1.4 Planted Beds/ plant pots



1.4 Planted Beds/ plant pots

1.5 Lighting (Outside Areas)	
	Good - minor cosmetic damage; functionality not impaired



1.5 Lighting (Outside Areas)



1.5 Lighting (Outside Areas)



1.5 Lighting (Outside Areas)



1.5 Lighting (Outside Areas)



1.5 Lighting (Outside Areas)



1.5 Lighting (Outside Areas)



1.5 Lighting (Outside Areas)

1.6 Paddock

	Element	Element Description	Observations (Check-In)
1.6.1	Paddock	Neat and tidy / With trampoline/ children's swing / bench	



1.6 Paddock



1.6 Paddock



1.6 Paddock



1.6 Paddock

1.7 Fence

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
1.7.1	Fence	Wood, With Gate	



1.7 Fence



1.7 Fence



1.7 Fence

1.8 Wheely Bin/recycling	
	Good Overall - no obvious faults in appearance or functionality



1.8 Wheely Bin/recycling



1.8 Wheely Bin/recycling

1.9 Shed	
	Good Overall - no obvious faults in appearance or functionality



1.9 Shed

1.10 Garden Items	
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	Element	Element Description	Observations (Check-In)
1.10.1	List	Hose / decorative items / water butt/ external tap / garden tools	



1.10 Garden Items



1.10 Garden Items



1.10 Garden Items



1.10 Garden Items



1.10 Garden Items



1.10 Garden Items



1.10 Garden Items



1.10 Garden Items



1.10 Garden Items

2: Entrance Hallway



2.1 Door

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
2.1.1	Front Door	Wooden front door / gold lever handle / part glazed with lock	



2.1 Door



2.1 Door

2.2 Ceiling

White Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
2.2.1	Ceiling	Plaster Finish, Painted	

2.3 Lighting

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
2.3.1	Pendant	2 x, With Bulb, With Glass Shade, White ceramic shade	
2.3.2	Recessed Spotlights	5 x	



2.3 Lighting



2.3 Lighting

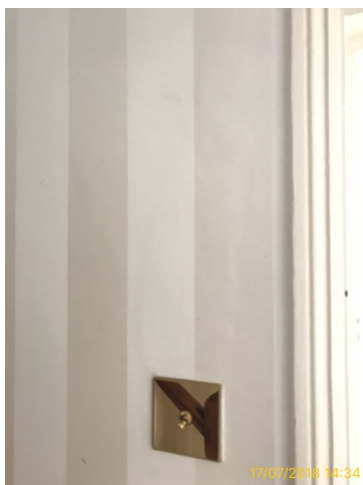


2.3 Lighting

2.4 Wall

Cream/ white Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
2.4.1	Cupboard	Under Stairs, With Door(s), Empty	
2.4.2	Wall	Papered, Coat hooks / shelving	damage to paper .



2.4 Wall



2.4 Wall



2.4 Wall



2.4 Wall



2.4.2 damage to paper .



2.4.2 damage to paper .

2.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
2.5.1	UPVC Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



2.5 Window



2.5 Window

2.6 Radiator	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
2.6.1	Radiator	Radiator with TRV	



2.6 Radiator

2.7 Switch	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
2.7.1	Double	1 x Gold Effect	
2.7.2	Single	2 x Gold Effect	



2.7 Switch

2.8 Socket Outlet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
2.8.1	Double	1 x Gold Effect	

2.9 Woodwork	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
2.9.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs / marks	



2.9 Woodwork

2.10 Floor	
	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
2.10.1	Floor	Floorboards, With matting / door sausage	



2.10 Floor



2.10 Floor

2.11 Fuse Box	
	Good Overall - no obvious faults in appearance or functionality



2.11 Fuse Box

2.12 Key hook

Good Overall - no obvious faults in appearance or functionality



2.12 Key hook

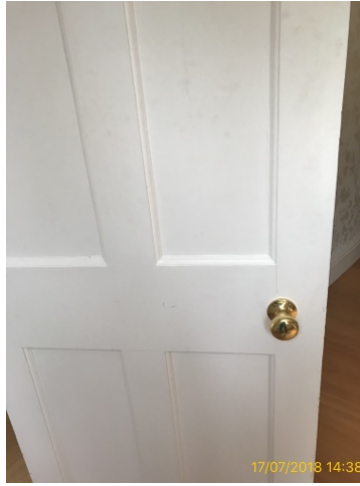
3: Lounge



3.1 Door

White Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
3.1.1	Door	Panelled, Wood (Painted), Gold knob handle	



3.1 Door

3.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
3.2.1	Ceiling	Exposed Beams, Plaster Finish, Painted, Vaulted ceiling	



3.2 Ceiling

3.3 Lighting	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
3.3.1	General Lighting	4 x wall lights / gold fitting cream shade	
3.3.2	Recessed Spotlights	8 x	



3.3 Lighting

3.4 Wall			
Cream		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
3.4.1	Wall	Papered, Plaster, Painted, Vent, Gold/ cream bird wallpaper / minor scuffs to walls	



3.4 Wall

3.5 Window			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
3.5.1	UPVC Window(s)	4 x, Double Glazed - Fully, Sliding Sash, With Lock(s)	



3.5 Window



3.5 Window

3.6 Curtain(s)/ Blind(s)	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
3.6.1	Blind(s)	2 x, Roman, Patterned leaf blinds / 2 sets of blinds not fitted	



3.6 Curtain(s)/ Blind(s)



3.6 Curtain(s)/ Blind(s)



3.6 Curtain(s)/ Blind(s)

3.7 Radiator	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
3.7.1	Radiator	Radiator with TRV x 2	



3.7 Radiator

3.8 Fireplace	
	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
3.8.1	Fireplace	Wood burning stove / stone surround & hearth	Marks on hearth .



3.8 Fireplace



3.8 Fireplace



3.8 Fireplace



3.8.1 Marks on hearth .

3.9 Switch	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
3.9.1	Double	1 x Gold Effect	

3.10 Socket Outlet			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
3.10.1	Double	4 x Gold Effect	
3.10.2	Satellite/ TV	1 x Gold Effect	

3.11 Woodwork			
White		Good - minor cosmetic damage; functionality not impaired	

	Element	Element Description	Observations (Check-In)
3.11.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs / marks	Small chips and scuffs to frames and skirting .



3.11.1 Small chips and scuffs to frames and skirting .



3.11.1 Small chips and scuffs to frames and skirting .

3.12 Floor			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
3.12.1	Floor	Floorboards, Oak	



3.12 Floor

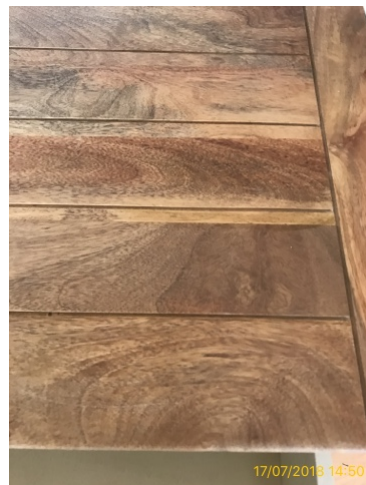
3.13 Chest Of Drawers

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
3.13.1	Drawers	6 Drawer, Painted with light wooden top	



3.13 Chest Of Drawers



3.13 Chest Of Drawers

3.14 Piano

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
3.14.1	Piano	With stool / consistent with age	



3.14 Piano



3.14 Piano

4: Snug Room



4.1 Door

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
4.1.1	Door	Panelled, Wood (Painted), Gold knob handle	



4.1 Door

4.2 Ceiling

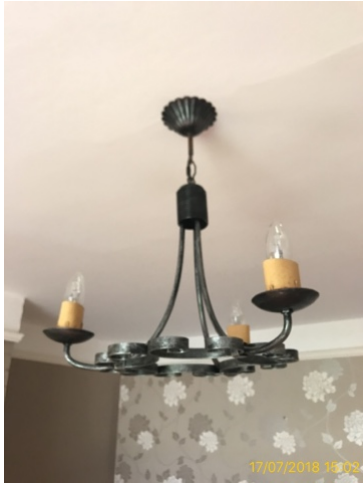
White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
4.2.1	Ceiling	Plaster Finish, Painted	

4.3 Lighting

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
4.3.1	General Lighting	Brushed metal candelabra with 3 x bulbs	



4.3 Lighting



4.3 Lighting

4.4 Wall	
Grey	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
4.4.1	Wall	Papered, Plaster, Painted, Dado Rail Painted White, Picture Hooks, Grey / floral wall paper / grey painted walls	Cracking to plaster above the dado .



4.4 Wall



4.4.1 Cracking to plaster above the dado .



4.4.1 Cracking to plaster above the dado .

4.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
4.5.1	UPVC Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



4.5 Window



4.5 Window

4.6 Curtain(s)/ Blind(s)	
Cream	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
4.6.1	Blind(s)	1 x , Roman	



4.6 Curtain(s)/ Blind(s)

4.7 Radiator	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
4.7.1	Radiator	Radiator with TRV	

4.8 Fireplace	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
4.8.1	Fireplace	Painted brick surround / wooden shelf / marble effect hearth / wood burning stove (not in use)	



4.8 Fireplace



4.8 Fireplace



4.8 Fireplace



4.8 Fireplace

4.9 Switch			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
4.9.1	Fused	1 x chrome	
4.9.2	Single	1 x Chrome Effect	

4.10 Socket Outlet			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
4.10.1	Double	2 x Chrome Effect	

4.11 Woodwork			
White		Good - minor cosmetic damage; functionality not impaired	

	Element	Element Description	Observations (Check-In)
4.11.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs / marks	

4.12 Floor			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
4.12.1	Laminate	Light Wood Effect, With Beading	

4.13 Chair			
Good Overall - no obvious faults in appearance or functionality			

	Element	Element Description	Observations (Check-In)
4.13.1	Arm Chair(s)	Brown leather	



4.13 Chair



4.13 Chair

5: Kitchen/ Dining



5.1 Door			
Good Overall - no obvious faults in appearance or functionality			

	Element	Element Description	Observations (Check-In)
5.1.1	Door	French Doors, UPVC (White), Yale Lock, Double glazed chrome lever handles	



5.1 Door

5.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.2.1	Ceiling	Plaster Finish, Painted	

5.3 Lighting	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.3.1	General Lighting	4 x under cupboard lights	
5.3.2	Spotlight Track	2 x , Chrome Effect , With 4 x Bulbs	



5.3 Lighting



5.3 Lighting

5.4 Wall	
Cream	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.4.1	Skirting	Moulding To Edge, Wood Stained	
5.4.2	Wall	Plaster, Painted, Picture Hooks	

5.5 Extractor Hood	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.5.1	Extractor Hood	Wall Mounted, Integrated Spots, Single Mesh	



5.5 Extractor Hood



5.5 Extractor Hood

5.6 Window

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
5.6.1	UPVC Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	
5.6.2	Wooden Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



5.6 Window



5.6 Window



5.6 Window



5.6 Window

5.7 Curtain(s)/ Blind(s)	
	Good Overall - no obvious faults in appearance or functionality

5.8 Radiator	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.8.1	Radiator	Radiator with TRV	



5.8 Radiator

5.9 Switch	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.9.1	Double	1 x Chrome Effect	
5.9.2	Single	1 x Chrome Effect	

5.10 Socket Outlet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.10.1	Double	7 x Chrome Effect, 2 with usb charger port	

5.11 Woodwork

White	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-In)
5.11.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs / marks	

5.12 Floor

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
5.12.1	Floor	Tiled, Cream floor tiles	



5.12 Floor

5.13 Kitchen Units

Cream/ green	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
5.13.1	All Units	With Plinths To Match, 9 x Base Unit, With Drawers and Chrome Effect Handles, With Solid Doors and Chrome Effect Handles, 6 x Wall Units, With Glazed Doors and Chrome Effect Handles, With Solid Doors and Chrome Effect Handles	



5.13 Kitchen Units



5.13 Kitchen Units



5.13 Kitchen Units



5.13 Kitchen Units



5.13 Kitchen Units



5.13 Kitchen Units



5.13 Kitchen Units

5.14 Worktop(s)

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.14.1	Worktop(s)	Worktop, Block Wood	



5.14 Worktop(s)

5.15 Sink	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.15.1	Sink	1.5 Bowl, Drainer, Ceramic, Chrome Effect, Mixer Tap, Waste Plug X 2	



5.15 Sink



5.15 Sink

5.16 Cooker	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.16.1	Cooker	Stoves, 4 Ring, Electric, Free Standing, Roasting Trays, Shelves	Small scratches to hob .



5.16 Cooker



5.16 Cooker



5.16 Cooker



5.16 Cooker



5.16.1 Small scratches to hob .

5.17 Microwave

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.17.1	Microwave	Hotpoint, Built In	



5.17 Microwave



5.17 Microwave

5.18 Fridge/Freezer

Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
5.18.1	Fridge	LG, Free Standing Tall, Door Trays, Salad Boxes, Shelves	Some small dents to front of fridge .



5.18 Fridge/Freezer



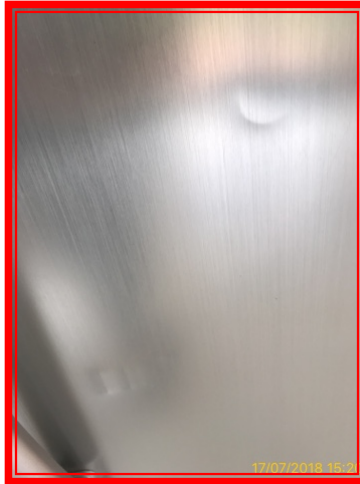
5.18 Fridge/Freezer



5.18 Fridge/Freezer



5.18 Fridge/Freezer



5.18.1 Some small dents to front of fridge .



5.18.1 Some small dents to front of fridge .



5.18.1 Some small dents to front of fridge .

5.19 Dishwasher			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
5.19.1	Dishwasher	AEG, Integrated	



5.19 Dishwasher



5.19 Dishwasher

5.20 Table	
	Good Overall - no obvious faults in appearance or functionality

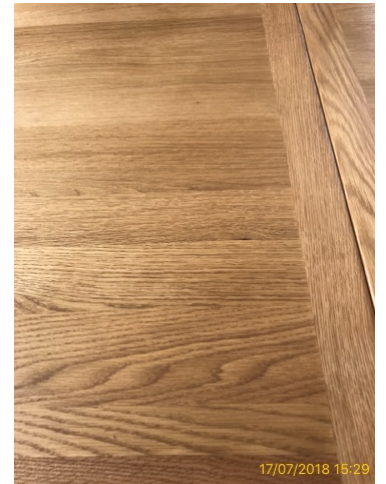
	Element	Element Description	Observations (Check-In)
5.20.1	Dining	Oval, Extendable wooden with 8 chairs / with cream table protector	



5.20 Table



5.20 Table



5.20 Table



5.20 Table

5.21 Chest/ unit	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
5.21.1	Drawers	Wooden with 1 x cupboard / 6 drawers	



5.21 Chest/ unit



5.21 Chest/ unit

6: Study



6.1 Door	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
6.1.1	Door	Oak door / chrome knob handle with lock	



6.1 Door

6.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
6.2.1	Ceiling	Plaster Finish, Painted	

6.3 Lighting	
	Good Overall - no obvious faults in appearance or functionality

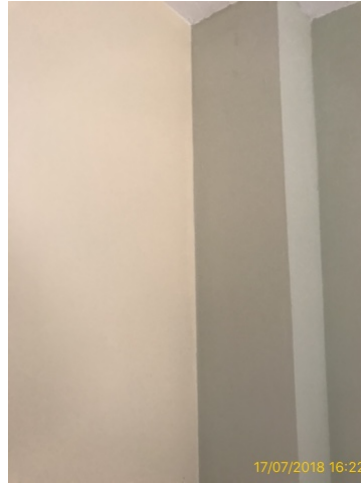
	Element	Element Description	Observations (Check-In)
6.3.1	Spotlight Track	1 x , Stainless Steel , With 3 x Bulbs	



6.3 Lighting

6.4 Wall	
Cream/ green	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
6.4.1	Wall	Plaster, Painted, Picture Hooks	



6.4 Wall

6.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
6.5.1	Wooden Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



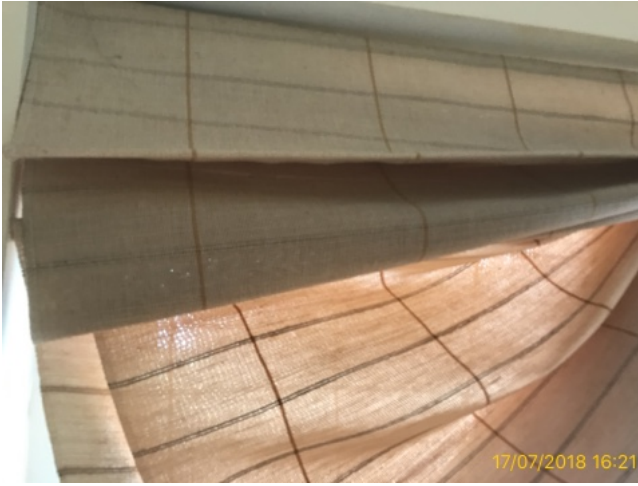
6.5 Window



6.5 Window

6.6 Curtain(s)/ Blind(s)	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
6.6.1	Blind(s)	1 x , Roman, Checked	Cord broken .



6.6 Curtain(s)/ Blind(s)



6.6 Curtain(s)/ Blind(s)



6.6.1 Cord broken .

6.7 Radiator			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
6.7.1	Radiator	Radiator with TRV	



6.7 Radiator

6.8 Switch	
Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
6.8.1	Double	1 x Chrome Effect	

6.9 Socket Outlet			
Good Overall - no obvious faults in appearance or functionality			

	Element	Element Description	Observations (Check-In)
6.9.1	Satellite/ TV	1 x Plastic	
6.9.2	Telephone Point	1 x Plastic	
6.9.3	Triple	4 x Plastic	

6.10 Woodwork			
Oak			
Good Overall - no obvious faults in appearance or functionality			

	Element	Element Description	Observations (Check-In)
6.10.1	All Woodwork	Wood	

6.11 Floor			
Good Overall - no obvious faults in appearance or functionality			

	Element	Element Description	Observations (Check-In)
6.11.1	Floor	Floorboards	



6.11 Floor

6.12 CCTV kit / router			
Good Overall - no obvious faults in appearance or functionality			



6.12 CCTV kit / router



6.12 CCTV kit / router



6.12 CCTV kit / router



6.12 CCTV kit / router

7: Utility Room



7.1 Door	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
7.1.1	Door	Wooden part glazed / chrome knob handle with lock	
7.1.2	Second Door	Side stable wooden door / chrome lever handle / yale lock / part glazed	



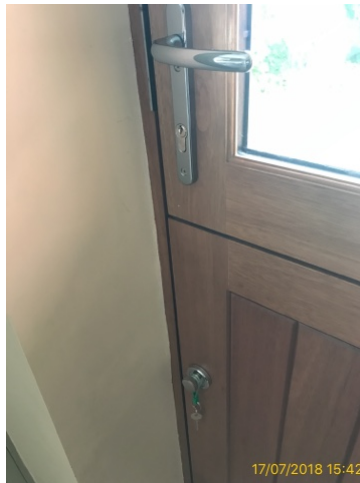
7.1 Door



7.1 Door



7.1 Door



7.1 Door

7.2 Ceiling

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
7.2.1	Ceiling	Plaster Finish, Painted	

7.3 Lighting

	Good Overall - no obvious faults in appearance or functionality
--	---

	Element	Element Description	Observations (Check-In)
7.3.1	General Lighting	3 x under cupboard lights	
7.3.2	Recessed Spotlights	7 x	



7.3 Lighting



7.3 Lighting

7.4 Wall	
Cream	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
7.4.1	Wall	Plaster, Painted, Picture Hooks	

7.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
7.5.1	UPVC Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	

7.6 Curtain(s)/ Blind(s)	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
7.6.1	Blind(s)	1 x , Roman, With Pull Cords, Cream / boot design	



7.6 Curtain(s)/ Blind(s)



7.6 Curtain(s)/ Blind(s)

7.7 Radiator	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
7.7.1	Radiator	Radiator / with seat above	



7.7 Radiator



7.7 Radiator

7.8 Switch			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
7.8.1	Fused	1 x chrome	
7.8.2	Single	1 x Chrome Effect	
7.8.3	Triple	1 x Chrome Effect	

7.9 Socket Outlet			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
7.9.1	Double	2 x Chrome Effect	

7.10 Woodwork			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
7.10.1	All Woodwork	Natural oak	

7.11 Floor			
		Good Overall - no obvious faults in appearance or functionality	

7.12 Wall Units			
Green (light)		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
7.12.1	Wall Units	2 x, With Solid Doors, Chrome handles	



7.12 Wall Units



7.12 Wall Units

7.13 Base Units			
Green (light)		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
7.13.1	Base Units	5 x, With Solid Doors, Plinths To Match	



7.13 Base Units



7.13 Base Units



7.13 Base Units

7.14 Worktop(s)	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
7.14.1	Worktop(s)	Worktop, Cream marble	



7.14 Worktop(s)

7.15 Sink			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
7.15.1	Sink	Belfast , Single Bowl, Ceramic, Chrome Effect, Mixer Tap, Waste Plug	



7.15 Sink



7.15 Sink

7.16 Washing Machine			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
7.16.1	Washing Machine	Miele, Free Standing, Front Loading	



7.16 Washing Machine



7.16 Washing Machine

7.17 Tumble Dryer

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
7.17.1	Tumble Dryer	Miele, Free Standing, Front Loading	



7.17 Tumble Dryer



7.17 Tumble Dryer

8: Downstairs bathroom



8.1 Door

Good Overall - no obvious faults in appearance or functionality

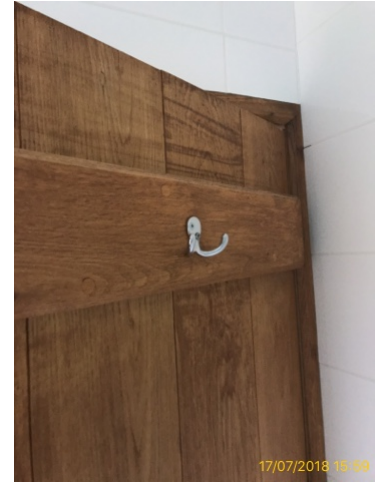
	Element	Element Description	Observations (Check-In)
8.1.1	Door	Oak door /chrome handle / lock / coat hook	



8.1 Door



8.1 Door



8.1 Door

8.2 Ceiling

White
Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.2.1	Ceiling	Plaster Finish, Painted	

8.3 Extractor Fan

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.3.1	Extractor Fan	Manrose	

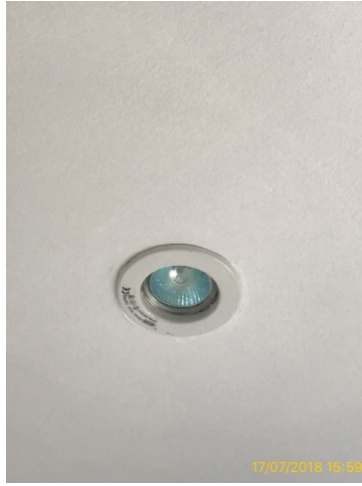


8.3 Extractor Fan

8.4 Lighting

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.4.1	Recessed Spotlights	2 x	



8.4 Lighting

8.5 Wall	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.5.1	Wall	Fully Tiled	



8.5 Wall



8.5 Wall

8.6 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.6.1	Wooden Window(s)	1 x , Double Glazed - Fully, Glass - Opaque, Sliding Sash, With Lock(s)	



8.6 Window

8.7 Curtain(s)/ Blind(s)			
Blue (light)		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
8.7.1	Blind(s)	1 x , Roller	



8.7 Curtain(s)/ Blind(s)

8.8 Radiator			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
8.8.1	Towel Rail	1 x, Chrome Effect , Wall mounted With Thermostat	

8.9 Switch			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
8.9.1	Pull Cord	1 x, For Light	

8.10 Woodwork			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
8.10.1	Door Frame	Oak	

8.11 Floor

Grey Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.11.1	Floor	Tiled, Gloss	



8.11 Floor

8.12 Toilet

White Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.12.1	Toilet	Floor Mounted, To Match Suite, Chrome Button Twin Flush, Seat And Lid To Match	



8.12 Toilet

8.13 Basin

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.13.1	Basin	Ceramic, Chrome Effect, Mixer Tap, Pop Up Waste	



8.13 Basin

8.14 Shower	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.14.1	Shower	Thermo, Chrome Effect, Showerhead	
8.14.2	Shower Enclosure	Cubicle, Composite Tray, D-End Glass Screen, Hinged Door(s)	



8.14 Shower



8.14 Shower



8.14 Shower

8.15 Accessories	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
8.15.1	Accessories	Mirror (Wall Mounted), Toilet Brush, Toilet Roll Holder	



8.15 Accessories



8.15 Accessories



8.15 Accessories

9: Stairs/ Landing



9.1 Ceiling

White Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
9.1.1	Ceiling	Plaster Finish, Painted	
9.1.2	Loft Hatch	Wood	

9.2 Lighting

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
9.2.1	Pendant	1 x, With Bulb	
9.2.2	Recessed Spotlights	2 x	

9.3 Wall

Cream/ white Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
9.3.1	Cupboard	Built-in To Recess, With Door(s), Hot water tank	Door on airing cupboard not shutting properly .
9.3.2	Wall	Papered, Painted, Picture Hooks	Filled holes / paper lifting around arch .



9.3 Wall



9.3 Wall



9.3 Wall



9.3.1 Door on airing cupboard not shutting properly .



9.3.2 Filled holes / paper lifting around arch .



9.3.2 Filled holes / paper lifting around arch .

9.4 Window

White

Good Overall - no obvious faults in appearance or functionality



9.4 Window



9.4 Window

9.5 Woodwork			
White		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-In)
9.5.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs / marks	

9.6 Floor			
Light gold		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
9.6.1	Carpet	Close Woven Pile, Fitted	Carpet lifting along on edge of airing cupboard .



9.6 Floor



9.6.1 Carpet lifting along on edge of airing cupboard .

9.7 Staircase			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
9.7.1	Handrail	Wood	
9.7.2	Spindles	Painted White	



9.7 Staircase

9.8 Switch	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
9.8.1	Double	1 x Chrome Effect	
9.8.2	Single Dimmer	1 x Chrome Effect	

9.9 Socket Outlet

10: Bathroom



10.1 Door	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
10.1.1	Door	Panelled, Wood (Painted), knob handle / robe hook	



10.1 Door



10.1 Door



10.1 Door

10.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
10.2.1	Ceiling	Plaster Finish, Painted	

10.3 Extractor Fan	
	Good Overall - no obvious faults in appearance or functionality

10.4 Lighting	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
10.4.1	Recessed Spotlights	7 x	

10.5 Wall	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
10.5.1	Wall	Part-Tiled, Plaster, Painted, Picture Hooks, Blue / white tiles	



10.5 Wall



10.5 Wall

10.6 Window			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
10.6.1	Wooden Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



10.6 Window

10.7 Curtain(s)/ Blind(s)			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
10.7.1	Blind(s)	1 x , Roman, Cream beach hut design	



10.7 Curtain(s)/ Blind(s)

10.8 Radiator			
		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-In)
10.8.1	Radiator	Radiator with TRV / yellowing	



10.8 Radiator

10.9 Switch	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
10.9.1	Pull Cord	1 x, For Light	



10.9 Switch

10.10 Socket Outlet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
10.10.1	Shaver Point	1 x Chrome Effect	



10.10 Socket Outlet

10.11 Woodwork	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
10.11.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs / marks	

10.12 Floor	
Grey	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
10.12.1	Floor	Vinyl	



10.12 Floor

10.13 Toilet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
10.13.1	Toilet	Floor Mounted, To Match Suite, Chrome Button Twin Flush, Seat And Lid To Match	Rusty hinges .



10.13 Toilet



10.13 Toilet



10.13.1 Rusty hinges .

10.14 Basin			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
10.14.1	Basin	Wall Mounted With Pedestal, Ceramic, Chrome Effect, Mixer Tap, Pop Up Waste	



10.14 Basin



10.14 Basin

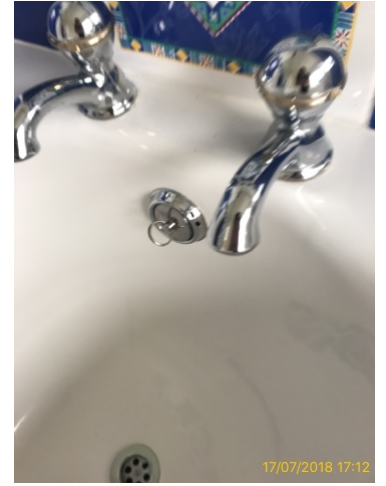
10.15 Bath			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
10.15.1	Bath	To Match Suite, Chrome Effect, Single Taps, Plug	
10.15.2	Bath Side Panel	Wood Panel, Painted	



10.15 Bath



10.15 Bath



10.15 Bath

10.16 Accessories	
Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
10.16.1	Accessories	Mirror (Wall Mounted), Toilet Brush, Toilet Roll Holder , Shaving mirror/ glass shelf	



10.16 Accessories



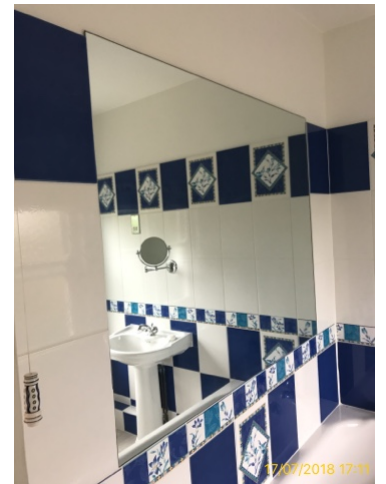
10.16 Accessories



10.16 Accessories



10.16 Accessories



10.16 Accessories

11: Bedroom 1



11.1 Door

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
11.1.1	Door	Panelled, Wood (Painted), knob handle	



11.1 Door

11.2 Ceiling

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
11.2.1	Ceiling	Plaster Finish, Painted	

11.3 Lighting

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
11.3.1	General Lighting	3 x wall light /gold fitting glass shade	



11.3 Lighting

11.4 Wall			
Cream		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
11.4.1	Wall	Plaster, Painted, Vent	



11.4 Wall

11.5 Window			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
11.5.1	UPVC Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	
11.5.2	Wooden Window(s)	white double glazed sash windows with locks	



11.5 Window



11.5 Window



11.5 Window



11.5 Window

11.6 Radiator

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
11.6.1	Radiator	Radiator with TRV	



11.6 Radiator

11.7 Switch

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
11.7.1	Single	3 x Plastic	

11.8 Socket Outlet			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
11.8.1	Double	3 x Plastic	
11.8.2	Satellite/ TV	1 x Plastic	

11.9 Woodwork			
White		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
11.9.1	All Woodwork	Gloss Over, Wood Painted White	

11.10 Floor			
Cream		Excellent - unused; as new condition	

	Element	Element Description	Observations (Check-In)
11.10.1	Carpet	Close Woven Pile, Fitted	



11.10 Floor

11.11 Bedside Cabinet			
White		Good Overall - no obvious faults in appearance or functionality	



11.11 Bedside Cabinet

11.12 Mirror

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
11.12.1	Mirror	Not wall mounted	



11.12 Mirror

11.13 Curtain(s)/ Blind(s)

None

	Element	Element Description	Observations (Check-In)
11.13.1	Blind(s)	2 x cream floral Roman blinds (good Condition)	

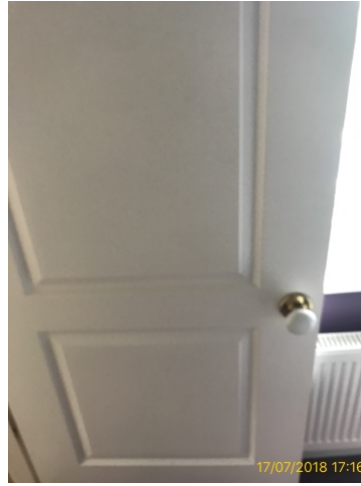
12: Ensuite



12.1 Door

White Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
12.1.1	Door	Panelled, Wood (Painted), knob handle	



12.1 Door

12.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
12.2.1	Ceiling	Plaster Finish, Painted	

12.3 Lighting	
	Good Overall - no obvious faults in appearance or functionality

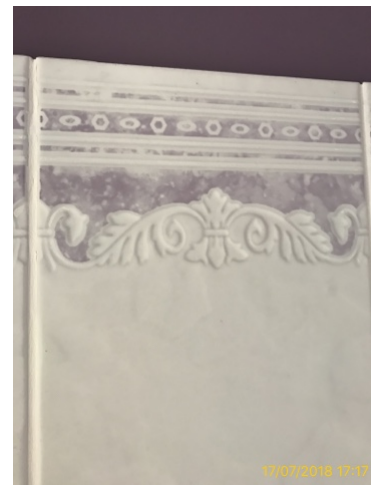
	Element	Element Description	Observations (Check-In)
12.3.1	Recessed Spotlights	6 x	

12.4 Wall	
Purple	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
12.4.1	Wall	Part-Tiled, Plaster, Painted, Picture Hooks, White/lilac tiles	



12.4 Wall



12.4 Wall

12.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
12.5.1	Wooden Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



12.5 Window



12.5 Window

12.6 Curtain(s)/ Blind(s)	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
12.6.1	Blind(s)	1 x , Roman, Cream	



12.6 Curtain(s)/ Blind(s)

12.7 Radiator	
	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
12.7.1	Radiator	Radiator with TRV / yellowing	

12.8 Socket Outlet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
12.8.1	Shaver Point	1 x Gold Effect	



12.8 Socket Outlet

12.9 Woodwork	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
12.9.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs / marks	

12.10 Floor	
Purple	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
12.10.1	Floor	Carpet	Bleach marks around basin .



12.10 Floor



12.10.1 Bleach marks around basin .

12.11 Toilet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
12.11.1	Toilet	Floor Mounted, To Match Suite, Chrome Effect Handle, Seat And Lid To Match	



12.11 Toilet



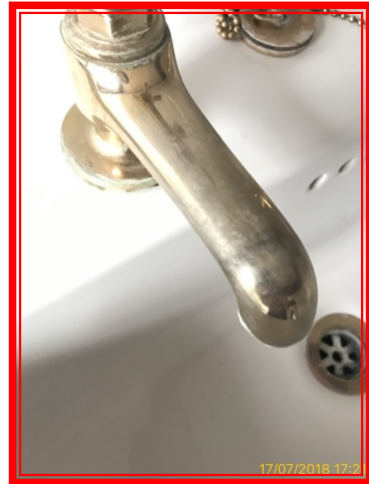
12.11 Toilet

12.12 Basin	
Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
12.12.1	Basin	Wall Mounted With Pedestal, Ceramic, Gold Effect, Plug With Chain, Single Taps	Tarnished taps .



12.12 Basin



12.12.1 Tarnished taps .

12.13 Bath	
Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
12.13.1	Bath	To Match Suite, Gold Effect, Mixer Tap, Plug	
12.13.2	Bath Side Panel	Wood Panel	



12.13 Bath



12.13 Bath



12.13 Bath

12.14 Accessories	
Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
12.14.1	Accessories	Mirror (Wall Mounted), Toilet Brush, Toilet Roll Holder , Shaving mirror/ glass shelf	



12.14 Accessories



12.14 Accessories



12.14 Accessories



12.14 Accessories

12.15 Shower	
Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
12.15.1	Shower	Mixertap Accessory, Flexible Hose, Gold effect	



12.15 Shower

13: Bedroom 2



13.1 curtains/blinds

None	
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	Element	Element Description	Observations (Check-In)
13.1.1	Curtains/blinds	1 x blue striped Roman Blind (good condition)	

13.2 Door

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
13.2.1	Door	Panelled, Wood (Painted), knob handle	



13.2 Door

13.3 Ceiling

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
13.3.1	Ceiling	Plaster Finish, Painted	
13.3.2	Loft Hatch	Wood	

13.4 Lighting

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
13.4.1	Pendant	1 x, With Bulb, Ceramic Shade / ceiling rose	



13.4 Lighting

13.5 Wall	
Cream	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
13.5.1	Cupboard	Built-in To Recess, With Shelve(s), With Door(s), Hanging Rail(s)	
13.5.2	Wall	Papered, Painted, Cream patterned paper	



13.5 Wall



13.5 Wall

13.6 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
13.6.1	UPVC Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



13.6 Window



13.6 Window

13.7 Radiator	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
13.7.1	Radiator	Radiator with TRV / with cover	



13.7 Radiator

13.8 Switch	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
13.8.1	Single	1 x Chrome Effect	

13.9 Socket Outlet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
13.9.1	Double	1 x Chrome Effect	
13.9.2	Satellite/ TV	1 x Chrome Effect	

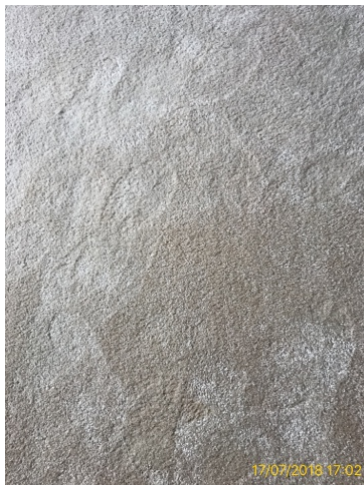
13.10 Woodwork	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
13.10.1	All Woodwork	Gloss Over, Wood Painted White	

13.11 Floor

Cream	Excellent - unused; as new condition
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	Element	Element Description	Observations (Check-In)
13.11.1	Carpet	Close Woven Pile, Fitted	



13.11 Floor

13.12 Fireplace

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
13.12.1	Fireplace	Painted surround / metal grill (not in use)	



13.12 Fireplace

14: Bedroom 3



14.1 Door

White Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.1.1	Door	Panelled, Wood (Painted), knob handle	



14.1 Door

14.2 Ceiling

White Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.2.1	Ceiling	Plaster Finish, Painted	

14.3 Lighting

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.3.1	Pendant	1 x, With Bulb, With Metal Shade	

14.4 Wall

Blue (light) Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
14.4.1	Wall	Papered, Plaster, Painted, Picture Hooks, Minor scuffs / marks	



14.4 Wall

14.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.5.1	UPVC Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



14.5 Window



14.5 Window

14.6 Radiator	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.6.1	Radiator	Radiator with TRV	



14.6 Radiator

14.7 Switch	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.7.1	Pull Cord	1 x	
14.7.2	Single	1 x Plastic	

14.8 Socket Outlet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.8.1	Double	1 x Plastic	

14.9 Woodwork	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
14.9.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs / marks	

14.10 Floor	
Blue (dark)	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.10.1	Carpet	Close Woven Pile, Fitted, Furniture indents	



14.10 Floor

14.11 Fireplace	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
14.11.1	Fireplace	With painted surround / black grate (out of use)	



14.11 Fireplace

14.12 Curtain(s)/ Blind(s)	
	None

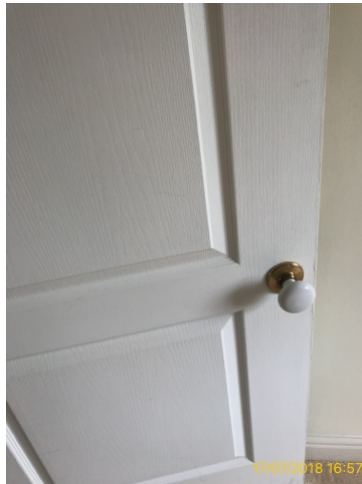
	Element	Element Description	Observations (Check-In)
14.12.1	Curtain Rail/ Pole	1 x curtain pole	
14.12.2	Curtain(s)	1 x pair of Blue Cotton tab top curtains folded and not hung(good condition)	

15: Bedroom 4



15.1 Door	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
15.1.1	Door	Panelled, Wood (Painted), knob handle	



15.1 Door

15.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
15.2.1	Ceiling	Plaster Finish, Painted	

15.3 Lighting	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
15.3.1	Pendant	1 x, With Bulb, With Fabric Shade	



15.3 Lighting

15.4 Wall	
Cream/ lilac	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
15.4.1	Wall	Plaster, Painted, Picture Hooks, Vent	



15.4 Wall

15.5 Window	
White	Good Overall - no obvious faults in appearance or functionality



15.5 Window



15.5 Window

15.6 Curtain(s)/ Blind(s)

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
15.6.1	Blind(s)	1 x , Roman, Lilac floral	



15.6 Curtain(s)/ Blind(s)

15.7 Radiator

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
15.7.1	Radiator	Radiator with TRV	



15.7 Radiator

15.8 Switch

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
15.8.1	Single	1 x Plastic	

15.9 Socket Outlet

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
15.9.1	Double	2 x Plastic	

15.10 Woodwork

White	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-In)
15.10.1	All Woodwork	Gloss Over, Wood Painted White, Minor scuffs/marks	

15.11 Floor

Cream	Excellent - unused; as new condition
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	Element	Element Description	Observations (Check-In)
15.11.1	Carpet	Close Woven Pile, Fitted	



15.11 Floor

15.12 Wardrobe

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
15.12.1	Free Standing	2 x, Wooden wardrobes / locks /hanging rail	



15.12 Wardrobe



15.12 Wardrobe

16: Bedroom 5



16.1 Door

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
16.1.1	Door	Panelled, Wood (Painted), knob handle	



16.1 Door

16.2 Ceiling

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
16.2.1	Ceiling	Plaster Finish, Painted	

16.3 Lighting

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
16.3.1	Pendant	1 x, With Bulb, With Fabric Shade	



16.3 Lighting

16.4 Wall	
Blue	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
16.4.1	Wall	Plaster, Painted, Picture Hooks, Vent	

16.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
16.5.1	UPVC Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	
16.5.2	Wooden Window(s)	1 x , Double Glazed - Fully, Sliding Sash, With Lock(s)	



16.5 Window



16.5 Window

16.6 Curtain(s)/ Blind(s)	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
16.6.1	Blind(s)	2 x, Roman, Floral	



16.6 Curtain(s)/ Blind(s)



16.6 Curtain(s)/ Blind(s)

16.7 Radiator	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
16.7.1	Radiator	Radiator with TRV	



16.7 Radiator

16.8 Switch	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
16.8.1	Single	1 x Plastic	

16.9 Socket Outlet	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
16.9.1	Double	3 x Plastic	
16.9.2	Satellite/ TV	1 x Plastic	

16.10 Woodwork	
White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
16.10.1	All Woodwork	Gloss Over, Wood Painted White	

16.11 Floor

Cream	Excellent - unused; as new condition
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	Element	Element Description	Observations (Check-In)
16.11.1	Carpet	Close Woven Pile, Fitted	



16.11 Floor

16.12 Wardrobe

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
16.12.1	Wardrobe	1 x, Free Standing, Knob Handle(s), White	



16.12 Wardrobe

17: Carport



17.1 Lighting

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
17.1.1	Fluorescent Tube	2 x	



17.1 Lighting

17.2 Wall

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
17.2.1	Wall	Exposed Brick	



17.2 Wall

17.3 Switch

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
17.3.1	Double	2 x Plastic	
17.3.2	Single	1 x Plastic	

17.4 Socket Outlet

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
17.4.1	Double	2 x Plastic	

17.5 Floor

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
17.5.1	Floor	Concrete	



17.5 Floor

17.6 Shed/ storage

Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
17.6.1	Shed	Locked for landlords use	

18: Garden (Rear)



18.1 Patio

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
18.1.1	Patio	Paving Slabs	



18.1 Patio



18.1 Patio

18.2 Decking

Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
18.2.1	Decking	Patio, Stained	



18.2 Decking

18.3 Garden items	
Good Overall - no obvious faults in appearance or functionality	



18.3 Garden items



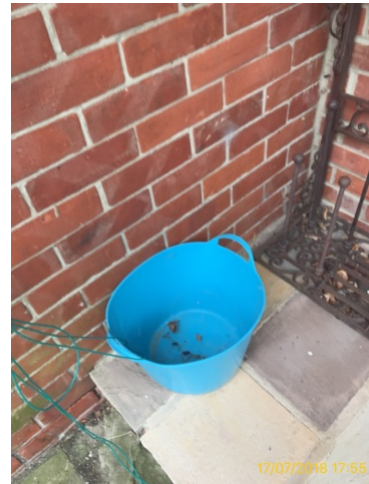
18.3 Garden items



18.3 Garden items



18.3 Garden items



18.3 Garden items

18.4 Grassed Area	
Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Check-In)
18.4.1	Grassed Area	Laid with Grass and Planted Border(s), Well maintained	



18.4 Grassed Area



18.4 Grassed Area

18.5 Planted Beds/ pots

Good - minor cosmetic damage; functionality not impaired



18.5 Planted Beds/ pots



18.5 Planted Beds/ pots



18.5 Planted Beds/ pots



18.5 Planted Beds/ pots



18.5 Planted Beds/ pots



18.5 Planted Beds/ pots

18.6 Lighting (Outside Areas)

Good Overall - no obvious faults in appearance or functionality



18.6 Lighting (Outside Areas)



18.6 Lighting (Outside Areas)



18.6 Lighting (Outside Areas)



18.6 Lighting (Outside Areas)



18.6 Lighting (Outside Areas)

18.7 Fence

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
18.7.1	Fence	Wood, With Gate	



18.7 Fence



18.7 Fence

18.8 Swimming Pool

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
18.8.1	Swimming Pool	Heated pool With cover / plant room (pool equipment and cleaning materials) / patio area	



18.8 Swimming Pool



18.8 Swimming Pool



18.8 Swimming Pool



18.8 Swimming Pool



18.8 Swimming Pool



18.8 Swimming Pool



18.8 Swimming Pool



18.8 Swimming Pool

18.9 Tank	
	Good Overall - no obvious faults in appearance or functionality



18.9 Tank

18.10 CCTV cameras



18.10 CCTV cameras



18.10 CCTV cameras



18.10 CCTV cameras



18.10 CCTV cameras



18.10 CCTV cameras

Declarations

Tenant Declaration

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

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

Lead Tenant Name:

Lead Tenant Email:

Lead Tenant Signature:

Assessor Declarations

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

Assessor Name: Carlene Field

Assessor Email: fieldcarlene@gmail.com

Assessor Signature: