



Property Inventory Services  
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## INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION

FOR


ON BEHALF OF:

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## **DISCLAIMER**

This inventory is prepared as an “as seen snapshot” of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property’s internal condition and its contents and should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report.

Therefore as the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques etc: nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so.

Please be advised that items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord.

The movement of any items of heavy furniture or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view.

Where inventories are completed with tenants in situ and it is deemed difficult for clerks to differentiate between that belonging to the landlord or tenant, then the report may contain inaccuracies for which the clerk cannot be held responsible.

It is recommended that as the eventual accuracy of this inventory lies with the Landlord and Tenant that any queries or discrepancies relating to the description or content be addressed to Property Inventory Services within 14 days of the date of inspection.

## **SAFETY DISCLAIMER**

The inventory relates only to the furniture, furnishings and all landlord’s equipment and contents in the property. It is no guarantee of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial condition of the items.

None of the electrical or gas appliances have been checked as to working order.

## **FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993**

### **Furniture and Furnishings**

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the inventory as “fire resistant”.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that the items comply with the above regulations they will be marked with 4 asterisks (\*\*\*\*) on the inventory; this does not mean however that they do not comply, it means that no appropriate label has been seen.

### **FIREGUARDS**

Where there are any loose fireguards, not part of a heater gas or electric fire this will be indicated on the inventory.

### **SMOKE DETECTORS**

It is the tenant’s responsibility to inspect any smoke detector fitted in the property at regular intervals to ensure they are in full working order as per the manufacturer’s instructions.

## **CHECK OUT INSPECTION AT THE END OF THE TENANCY**

For this inspection it is essential that all items be returned to their respective locations as shown on the original inventory before the final check out inspection is due. Failure to do this may incur further costs as the clerk is not commissioned to search for items not found as listed and therefore may list them as missing thus incurring tenants’ unnecessary costs.

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### GENERAL DESCRIPTION AND CONDITION

Brick built, three storey, four bedroom, double glazed and gas centrally heated townhouse on the development with conservatory and rear courtyard garden.

### CONTENTS

#### HALL

#### DOOR

1. White painted wooden exterior door with two solid panels below two double glazed, obscured, etched, stained and leaded glass panes above, with gold coloured lever lockable handles, letter flap both sides and weather-strip outside, brass number 11 (**TARNISHED**) and brass security chain and slide on the inside.

#### CEILING

2. White emulsion on plaster with matching coving and smoke alarm.

#### LIGHTING

3. Two ceiling mounted pendants with black metal and glass lantern shades with bulbs.

#### WALLS

4. Cream emulsion on plaster (**SCUFF MARKED LOW DOWN TO RIGHT AND LEFT OF THE DOOR AND OVER THE RADIATOR**).

#### FLOOR

5. Pale beige fitted carpet (**TREAD WORN AND FURNITURE MARKED, SPOT STAINS IN KITCHEN DOORWAY AND BETWEEN MAT AND KITCHEN DOOR, AND LARGE STAIN TO RIGHT OF MAT, NEEDS VACUUMING**), with recessed brown cord door mat with gold alloy edging.

#### HEATING

6. White finish single panel radiator with matching trims (**VALVE ON RIGHT LEAKING**).

#### FRAMES

7. White painted door frame.
8. White painted skirting boards (**SCUFF MARKS LEFT OF DOOR**).

#### ELECTRICS

9. Two double light switches.
10. Single light switch.
11. Keypad for alarm system.
12. Horn for alarm system.
13. The front door chime.
14. Double power socket.
15. Isolator switch for bathroom.
16. HONEYWELL room stat for heating system.
17. Motion sensor for alarm system.

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**HALL (continued)**

**MISCELLANEOUS**

18. Pale polished wood batten with four brass and ceramic coat hooks (**HANGING OFF**).

19. A pair of unframed wall mounted wavy mirrors (**NEED CLEANING**).

**LOUNGE**

**DOOR**

20. White painted six panel door with a brass lever handles and edge mounted door closer.

**WINDOWS**

21. White painted wood French doors each with four clear double glazed panes one with a gold coloured lever lockable handle, and both with white plastic vents above.

**CURTAINS**

22. Pair of floor length cream and gold semi sheers on wire.

**CEILING**

23. White emulsion on plaster with matching coving.

**LIGHTING**

24. Pair of ceiling mounted chrome fittings with five twisted rods with glass shades and low energy bulbs.

**WALLS**

25. Cream emulsion on plaster (**SCUFF MARKS TO LEFT OF RADIATOR LOW DOWN, PALE PATCH OPPOSITE DOOR AND IN LEFT-HAND CORNER AROUND POWER SOCKET**), silver metal curtain pole over French doors.

**FLOOR**

26. Continuation from Hall with gold alloy threshold strip (**TREAD WORN AND FURNITURE MARKED WITH STAIN UNDER RADIATOR VALVE AND DISCOLOURED AREA, APPROXIMATELY 2 M SQUARE IN FRONT OF THE FIREPLACE**).

**HEATING**

27. White finish double panel radiator with matching trims and thermostatic valve.

**FIREPLACE**

28. Freestanding mock stone fireplace made from painted mdf with a grey insert with coal effect electric convactor heater.

**FITTED CUPBOARDS**

29. Concealed fitted cupboard high on wall opposite door painted to match wall with brass hinges and knob, inside which is a HAGER electricity consumer unit and fuse box.

30. Concealed hatch with brass knob and magnetic catches providing access to water supply stopcock.

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**LOUNGE (continued)**

**FRAMES**

- 31. White painted door frame.
- 32. White painted a French door frame (**SCUFFED AND CHIPPED IN SEVERAL PLACES ON THE OUTSIDE**).
- 33. White painted skirting boards (**NEED CAULKING AT TOP EDGE LEFT OF RADIATOR, IN RIGHT-HAND CORNER, AND IN JOINT WITH DOOR FRAME**), with a brass spring doorstep.

**ELECTRICS**

- 34. Single light switch.
- 35. Four double power sockets.
- 36. Switched and fused spur.
- 37. TV aerial socket.
- 38. BT socket.

**MISCELLANEOUS**

- 39. A wall hung unframed plane mirror over the fireplace with bevelled mirror edging trims.

**CONSERVATORY**

**DOORS**

- 40. White painted wood French doors each with four clear double glazed panes one with a gold coloured lever lockable handle, and both with white plastic vents above.
- 41. White uPVC patio door with single double glazed pane and white lever lockable handles.

**WINDOWS**

- 42. Six white uPVC double glazed units with plain fixed panes below and leaded panes above with central diamond pattern, two of which are opening transoms with white lever lockable handles.
- 43. Three White uPVC double glazed fixed panes of leaded glass with diamond motif in centre.

**CEILING**

- 44. Pitched polycarbonate roof panels on white plastic framework.

**LIGHTING**

- 45. Ceiling mounted fan with blades in brass with green stained wood and rattan inserts, and three brass and obscured glass shades with bulbs.

**WALLS**

- 46. Cream emulsion on plaster (**DISCOLOURATION IN CORNER TO RIGHT OF FRENCH DOORS AND TO LEFT AROUND SOCKET**).

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**CONSERVATORY (continued)**

**FLOOR**

47. Continuation from lounge (**TREAD WORN AND FURNITURE MARKED WITH TWO SPOT STAINS IN THE CENTRE PLUS SEVERAL SMALL SPOT STAINS**).

**FRAMES**

- 48. White painted French door frame.
- 49. White uPVC doorframe.
- 50. Nine white uPVC window frames.
- 51. Three white laminate window sills.
- 52. Dark brown stained wood door sill.

**ELECTRICS**

- 53. Three double power sockets.
- 54. Switched and fused spur.

**MISCELLANEOUS**

- 55. HOT WAVE electric convector heater with timer and temperature control.
- 56. WESTINGHOUSE remote control for ceiling fan.
- 57. Telephone directories.

**CLOAKROOM**

**DOOR**

58. White painted six panel door with brass lever handles and lock on the inside.

**CEILING**

59. White emulsion on plaster with extractor fan.

**LIGHTING**

60. Two ceiling mounted recessed down lighters with white trim and halogen bulbs.

**WALLS**

61. Top half cream emulsion on plaster (**BRASS PICTURE HOOK OPPOSITE DOOR**), and bottom half is cream tiles with a matching a dado tile with a pale blue scroll pattern, white grout and white plastic trims, and white painted wooden boxing behind WC.

**FLOOR**

62. Pale beige and cream stone effect ceramic tiles with grey grout and gold alloy threshold strip.

**HEATING**

63. White finished double panel radiator with matching trims.

**WASH BASIN**

64. White ceramic basin with matching pedestal, a chrome drain and hot and cold taps with a matching magnetic plug on beaded chain.

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**CLOAKROOM (continued)**

**WC**

65. White ceramic low-level cistern with chrome push button flush, matching pan with white plastic seat and cover on matching hinges (**PINK STAIN UNDER SEAT ON LEFT SIDE**).

**FRAMES**

66. White painted boxing behind WC (**PINK STAIN ON TOP LEFT**).  
 67. White painted door frame.

**MISCELLANEOUS**

68. White curved top wall mounted mirror in white painted basketwork frame.  
 69. White painted wooden toilet roll holder.

**KITCHEN**

**DOOR**

70. White painted six panel door with brass lever handles and edge mounted door closer (**TWO CHIPS, TOP RIGHT HAND INSIDE**).

**WINDOWS**

71. White painted double glazed unit with four fixed panes and one opening casement made up of four panes with white lever lockable handle and key.

**CURTAINS**

72. Off-white sill length sheers with orange vertical stripe on white curtain wire.  
 73. Roman blind in browns and creams with vertical stripe incorporating chevron design (**FOUR GREASE SPOTS TOP CENTRE**) fixed with Velcro on a batten with cream cord controls with a chrome acorn on silver metal cleat.

**CEILING**

74. White emulsion on plaster (**CHIP TO LEFT OF COOKER HOOD**).

**LIGHTING**

75. Four recessed ceiling mounted down lighters with white trim and halogen bulbs.  
 76. Two down lighters with chrome trim and halogen bulbs beneath pelmet over window (**NOT WORKING**).  
 77. Two down lighters beneath wall cupboards with triangular chrome fittings and halogen bulbs (**ONE NOT WORKING**).

**WALLS**

78. Cream emulsion on plaster (**BRASS PICTURE HOOK TO LEFT OF UTILITY ROOM, PINHOLE AND DISCOLOURED PATCH ABOVE RADIATOR NEXT TO CEILING, SPLASH MARKS OVER WORKTOPS**).

**FLOOR**

79. Grey/green stone effect ceramic tiles with grey grout and gold alloy threshold strip.

**HEATING**

80. White finish single panel radiator with matching trims.

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**KITCHEN (continued)**

**KITCHEN UNITS**

81. Shaker style panelled doors with pale wood frame and heavily figured wooden panels, and silver coloured metal bar handles, matching kicker and a peach and grey marble work top and a 3 inch high splash back, full height between hob and extractor hood (**WORKTOP RIGHT OF HOB STICKY AND DIRTY**).

**SINK UNIT**

82. One and a half stainless steel bowls, each separately recessed into worktop with matching drains and basket style plugs, the drainer is carved into the worktop, with a chrome swan neck mixer tap with lever control.

**WALL UNITS**

83. Open box with a silver grey metal and obscured glass lift up door above with chrome trim, halogen down lighter inside (**HANDLE STICKY, BULB NOT WORKING**).

84. Space for microwave with a lift up top box above (**HANDLE STICKY**).

85. Single with two shelves with car park remote control (**HANDLE STICKY**).

**FLOOR UNITS**

86. Bank of four drawers top one with green plastic cutlery insert.

87. Space for cooker.

88. Corner with single shelf and one door.

89. Single with single shelf.

90. Single under sink.

91. Space for dishwasher.

92. Five slot bottle store.

93. Corner with a single shelf and one door.

**APPLIANCES**

94. Integrated SIEMENS fan oven with two shelves and a roasting tin with rack, outside is brushed steel and smoked glass with bar shaped handle, five push buttons and two control knobs with an LED display.

95. SIEMENS five burner gas hob in brushed steel with black enamel pan holders and five control knobs (**BURNERS HAVE SOME BURNT ON FOOD**).

96. SIEMENS stainless steel and plate glass wall mounted extractor hood with two down lighters with halogen bulbs (**VERY DIRTY AND GREASY**).

97. Integral SIEMENS dishwasher with two white drawers and a grey cutlery caddy, and four concealed pushbutton controls on the top edge of the door.

98. Integral SIEMENS 900 W microwave oven with eleven push buttons, door catch, one dial and an LED display (**LEGEND NEXT TO DIAL PARTLY OBSCURED, NEEDS CLEANING INSIDE AND OUT**).

99. Stainless steel SIEMENS fridge freezer, freezer has a four drawers with transparent plastic fronts with chrome coloured trims, fridge has a four glass shelves with two plastic salad crispers, a plastic drawer beneath one shelf and a four-bottle bottle store beneath top shelf, the door has a blue plastic bottle shelf with two shallow shelves above and a two boxes with lift up covers (**TWO OF THE FREEZER DRAWERS NEED CLEANING, INTERIOR OF FREEZER NEEDS CLEANING AS DO DOOR SEALS ON BOTH FRIDGE AND FREEZER**).

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**KITCHEN (continued)**

**FRAMES**

- 100. White painted door frame.
- 101. White painted window frame.
- 102. Cream painted plaster window sill.
- 103. White painted skirting boards.

**ELECTRICS**

- 104. Double light switch.
- 105. Four double power sockets.
- 106. Cooker isolator switch.
- 107. Multi switch for microwave, fridge, dishwasher and extractor hood.
- 108. Single power socket.
- 109. Fused spur.
- 110. Control box for alarm system.

**UTILITY**

**DOOR**

- 111. White painted six panelled door with brass lever handles and a four hook stainless steel coat hook on the inside.

**CEILING**

- 112. White emulsion on plaster with extractor fan.

**LIGHTING**

- 113. Chrome and obscured glass ceiling mounted bulkhead light with low energy bulb.

**WALLS**

- 114. Cream emulsion on plaster (**SCUFF MARKS THROUGHOUT**).

**FLOOR**

- 115. Continuation from kitchen.

**KITCHEN UNITS**

- 116. Shaker style panelled doors with pale wood frame and heavily figured wooden panels, and silver coloured metal bar handles, matching kicker and a peach and grey marble work top.

**SINK UNIT**

- 117. Single stainless steel bowl recessed in cut-out in worktop with a matching drain and basket style plug and a chrome swan neck mixer tap with lever control.

**TALL UNITS**

- 118. Single tall wardrobe style unit with two doors concealing the boiler, expansion tank, and pump for heating system. Also contains clothes pegs in a peg bag.

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**UTILITY (continued)**

**FLOOR UNITS**

119. Corner under the sink with single door, inside is a wood and black rubber sink plunger.

**APPLIANCES**

- 120. POTTERTON Power Max HE gas boiler.
- 121. Slot in SIEMENS EXTRAKLASS E 1300 washer dryer with eight push buttons, two twist knobs and an LED display (**NEEDS CLEANING**).

**FRAMES**

- 122. White painted door frame.
- 123. White painted skirting board with gold spring doorstop.

**ELECTRICS**

- 124. Single light switch.
- 125. Isolator for fan.
- 126. Switch for washing machine.
- 127. Switched and fused spur.
- 128. Double power socket.

**MISCELLANEOUS**

- 129. Red plastic long handled squeegee mop.
- 130. A long handled dustpan with flip up lid and matching long handled brush.

**STAIRS AND LANDING**

**CEILING**

131. White emulsion on plaster with smoke alarm with matching coving (**CHIP MARK ABOVE FOOT OF STAIRS AND BLUE CRAYON MARK OUTSIDE EDGE ON LEFT AT TOP OF STAIRS**).

**LIGHTING**

132. Four ceiling mounted recessed down lighters with white trims and halogen bulbs.

**WALLS**

133. Cream emulsion on plaster (**SCUFF MARKS ON OUTSIDE CORNERS AT HEAD OF STAIRS AND TO LEFT OF BEDROOM TWO**).

**FLOOR**

134. Continuation from Hall.

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**STAIRS AND LANDING (continued)**

**FRAMES**

- 135. White painted, wall mounted by banister rail (**SCUFF MARKED CLOSE TO TOP**).
- 136. White painted stair edges.
- 137. White painted balustrade and newel post (**CHIP ON TOP EDGE OF NEWEL POST AND GOUGE ABOUT HALFWAY DOWN, LEDGES DUSTY**).
- 138. White painted skirting boards.

**ELECTRICS**

- 139. Two single light switches.
- 140. Double light switch.

**FURNITURE**

- 141. White painted with gold trim Regency style wooden armchair with a pink and silver fabric covered seat and back (**THREE PEN MARKS ON SEAT**).

**MISCELLANEOUS**

- 142. White ceramic rectangular pot with distressed effect edges and corners with artificial poppy display.

**BEDROOM ONE**

**DOOR**

- 143. White painted six panel door with brass lever handles, edge mounted door closer and a gold coloured metal double coat hook on the inside.

**WINDOWS**

- 144. White painted wooden double glazed unit with two opening casements and no centre upright rail with three white lever handles, two on the left, one on the right, and vents above.

**CURTAINS**

- 145. Pair of floor length semi sheers with a green leaf design, cream linings and a pleated header on silver coloured metal pole with matching rings.

**CEILING**

- 146. White emulsion on plaster with matching coving (**CHIP MARK ABOVE DOOR**).

**LIGHTING**

- 147. Ceiling pendant with an etched glass box shaped shade with leaf pattern and bulb.

**WALLS**

- 148. Cream emulsion on plaster (**ONE SCREW HOLE AND A WALL PLATE FOR A TELEVISION STAND ON THE RIGHT-HAND WALL**).

**FLOOR**

- 149. Continuation from landing with gold alloy threshold strip (**TREAD WEAR AND FURNITURE MARKS**).

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**BEDROOM ONE (continued)**

**HEATING**

150. White finish single panel radiator with matching trims and thermostatic valve.

**FITTED CUPBOARDS**

151. Half height white painted flush door with brass pull handle and ball spring catch in white painted frame, leading to space over stairs with walls and ceiling painted cream and floor continuation of bedroom carpet with gold alloy threshold strip and white painted skirting board, inside is a chrome and black webbing folding suitcase stand.

152. Corner fitted wardrobe in white finished laminate with two doors and chrome and gold coloured metal bar handles, inside left has one shelf and two silver metal hanger rails, right has one high shelf and a single hanger rail.

**FRAMES**

153. White painted door frame (**CHIPS TO TOP HALF OUTSIDE RIGHT, MID-HEIGHT LEFT SIDE, AND LOW ON THE RIGHT OUTSIDE**).

154. White painted window frame.

155. White painted window sill (**SETTLEMENT CRACKS**).

156. White painted skirting boards with two brass spring doorstops.

**ELECTRICS**

157. Two single light switches.

158. Double light switch.

159. Three double power sockets.

160. Switched and fused spur.

161. Isolator switch for en suite.

162. Telephone extension socket.

**BED**

163. Double green and gold cast iron bedstead with slatted base and matching mattress (**FIRE RESISTANT**)

**BEDDING**

164. Double duvet.

165. Two pillows.

166. Two square pillows.

167. Cream fitted valance.

168. Double mattress protector.

169. Aqua duvet cover.

170. One matching pillow slip.

171. Cream and grey leaf pattern scatter cushion.

172. Yellow single fitted sheet.

**FURNITURE**

173. Pale wood with white trim, carved Regency style wooden armchair with a green fabric upholstered seat and back (**SPOT STAINS ON SEAT**).

174. Two drawer bedside table in white finished laminate with chrome and gold coloured metal bar handles,

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**BEDROOM ONE (continued)**

**MISCELLANEOUS**

175. Artificial flower arrangement in browns raffia pot.

**EN SUITE**

**DOOR**

176. White painted six panel door with brass lever handles and a gold coloured metal double coat hook on the inside.

**WINDOWS**

177. White painted wooden double glazed unit with a one fixed pane one opening casements with white lever lockable handle and two plastic vents above.

**CURTAINS**

178. Pair of sill length semi sheers with a green leaf design, cream linings and a pleated header on silver coloured metal pole with matching rings.

**CEILING**

179. White emulsion on plaster with extractor fan.

**LIGHTING**

180. Three ceiling mounted recessed down lighters with white trims and halogen bulbs.

**WALLS**

181. Cream emulsion on plaster on top half (**TWO CRACKS OVER DOOR**) and bottom half is cream tiles with a matching a dado tile with a pale blue scroll pattern, white grout and white plastic trims, ceiling height in shower cubicle.

**FLOOR**

182. Pale beige and cream stone effect ceramic tiles with grey grout and gold alloy threshold strip.

**HEATING**

183. White finished double panel radiator with matching trims.

**WC**

184. White ceramic low-level cistern with chrome push button flush, matching pan with white plastic seat and cover on matching hinges.

**SHOWER**

185. Corner shower cubicle with white metal and toughened glass side panel and concertina door with a matching plastic panels, a white ceramic base with matching plastic drain (**BASE OF DOOR HAS SOME PINK RESIDUES**). Wall mounted NEWTEAM shower with chrome temperature and flow control, matching flexi hose rising to matching shower head on chrome riser rail.

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**EN SUITE (continued)**

**WASH BASIN**

186. White ceramic basin and matching pedestal with chrome drain, matching hot and cold taps and magnetic plug on beaded chain (**CHAIN FITTING IN BASIN IS LOOSE**).

**FRAMES**

187. White painted door frame.  
 188. White painted window frame.  
 189. Tiled window sill.

**ELECTRICS**

190. White shaver socket.

**MISCELLANEOUS**

191. Chrome wire floor mounted toilet roll holder.  
 192. Chrome wall mounted toilet roll holder.  
 193. White metal corner cabinet with three swivel shelves with chrome wire retaining pieces.  
 194. Wall mounted unframed mirror with etched edge design.

**BATHROOM**

**DOOR**

195. White painted six panel door with brass lever handles and a gold coloured metal double coat hook on the inside.

**CEILING**

196. White emulsion on plaster with extractor fan.

**LIGHTING**

197. Four ceiling mounted recessed down lighters with white trim and halogen bulbs.

**WALLS**

198. Cream emulsion on plaster on top half (**CRACK OVER DOOR AND SCUFF MARKS TO RIGHT**) and bottom half is cream tiles with a matching a dado tile with a pale blue scroll pattern, white grout and white plastic trims, ceiling height in shower cubicle.

**FLOOR**

199. Pale beige and cream stone effect ceramic tiles with grey grout and gold alloy threshold strip (**CLEAR SEALANT DRIPPED IN CORNER TO LEFT OF DOOR**).

**HEATING**

200. White finished towel rail/radiator with chrome fittings.

**BATH**

201. White plastic bath with chrome mixer tap, matching over flow and drain, and a chrome magnetic plug on beaded chain (**NOT CONNECTED**).

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**BATHROOM (continued)**

**WASH BASIN**

202. White ceramic basin with matching pedestal, a chrome drain and hot and cold taps with a matching magnetic plug on beaded chain.

**WC**

203. White ceramic low-level cistern with chrome push button flush, matching pan with white plastic seat and cover on matching hinges.

**FRAMES**

204. White painted door frame.

**ELECTRICS**

205. Shaver socket.

206. Isolator switch for extractor.

207. Pull cord switch for extractor.

**MISCELLANEOUS**

208. White painted basket ware waste bin with chrome trim.

209. Chrome toilet roll holder.

210. Curved top wall mounted mirror in white painted wicker frame.

**BEDROOM TWO**

**DOOR**

211. White painted six panel door with brass lever handles with edge mounted closer and a gold coloured metal double coat hook on the inside.

**WINDOW**

212. White painted wooden double glazed unit with two opening casements and no centre upright rail with three white lever handles, two on the left, one on the right, and vents above.

**CURTAINS**

213. Pair of sill length sheers on white curtain wire.

214. Purple Roman blind with blue horizontal stripes attached with Velcro on to wooden batten with cream chords and a chrome acorn and cleat.

**CEILING**

215. White emulsion on plaster with matching coving.

**LIGHTING**

216. Ceiling pendant with low-energy bulb.

**WALLS**

217. Cream emulsion on plaster with a white plastic ventilator to left of window (**SCUFFED BEHIND BED HEAD**).

**FLOOR**

218. Continuation of landing with gold alloy threshold strip (**TREAD WEAR AND FURNITURE MARKED WITH A LARGE STAIN IN CENTRE**).

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**BEDROOM TWO (continued)**

**HEATING**

219. White finished single panel radiator with matching trims and thermostatic valve.

**FRAMES**

220. White painted door frame.

221. White painted window frame.

222. White painted window sill (**SETTLEMENT CRACKS**).

223. White painted skirting boards with a gold coloured spring doorstop.

**ELECTRICS**

224. Single light switch.

225. Three double power sockets.

**BED**

226. Single divan bed with storage drawers and matching mattress (**FIRE RESISTANT**)

**BEDDING**

227. Single mattress protector.

228. Single duvet.

229. Two pillows.

230. Cream floral pattern fitted sheet.

231. Matching single duvet cover.

232. Two matching pillow slips.

233. Matching quilt.

**FURNITURE**

234. White wood grain effect laminate bedside cabinet with two drawers with panelled fronts and white ceramic knobs.

**MISCELLANEOUS**

235. Artificial plant wall ornament.

**BEDROOM THREE**

**DOOR**

236. White painted six panel door with brass lever handles with edge mounted closer and a gold coloured metal double coat hook on the inside (**SCRATCH MARK ABOVE HANDLE ON OUTSIDE**).

**WINDOWS**

237. White painted wooden double glazed unit with two opening casements and no centre upright rail with three white lever handles, two on the left, one on the right, and vents above.

**CURTAINS**

238. Pair of sill length sheers on white curtain wire.

239. Pale green Roman blind with dark green horizontal stripes attached with Velcro on to wooden batten with cream chords and a chrome acorn and cleat.

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**BEDROOM THREE (continued)**

CEILING

240. White emulsion on plaster with matching coving (**SCUFF MARKS IN CORNER TO RIGHT OF DOOR**).

LIGHTING

241. Ceiling pendant with an etched glass box shaped shade with leaf pattern and bulb.

WALLS

242. Cream emulsion on plaster (**SCUFF MARKS GENERALLY ON RIGHT-HAND WALL IN SEVERAL PLACES**) with white plastic ventilator to left of window.

FLOOR

243. Continuation from landing with gold alloy threshold strip (**TREAD WORN AND FURNITURE MARKED**).

HEATING

244. White finish single panel radiator with matching trims and thermostatic valve.

FRAMES

- 245. White painted door frame.
- 246. White painted window frame.
- 247. White painted window sill.
- 248. White painted skirting boards (**HOLE TO LEFT OF DOOR WHERE DOORSTOP SHOULD BE AND SCUFF MARK CENTRE OF RIGHT-HAND WALL**).

ELECTRICS

- 249. Single light switch.
- 250. Three double power sockets.

**ATTIC ROOM / BEDROOM FOUR**

DOOR

251. Two flights of stairs up to attic room.

WINDOWS

252. Two pale wood VELUX roof windows with grey lever handles (**NEED CLEANING OUTSIDE**).

CURTAINS

253. Integral VELUX blinds in a pale blue and dark blue swirl pattern with grey metal trims.

CEILING

254. White emulsion on plaster with smoke alarm and a white plastic loft access panel.

Inventory & Schedule of Plight & Condition for:	Ref:	Comments & Findings
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**ATTIC ROOM / BEDROOM FOUR (continued)**

**LIGHTING**

- 255. Single ceiling mounted recessed down lighter with white trim and halogen bulb.
- 256. Ceiling pendant with low-energy bulb.

**WALLS**

- 257. Cream emulsion on plaster (**SCUFF MARKS AND TO LEFT OF FITTED CUPBOARD DOOR AND GENERAL SCUFFING ON STAIRS**).

**FLOOR**

- 258. Continuation from landing (**TREAD WORN AND FURNITURE MARKED, STAINED AREA AROUND PALE SHADOW OF BED, AND FOUR PINK SPOT STAINS IN FRONT OF RADIATOR**).

**HEATING**

- 259. White finish single panel radiator with matching trims and thermostatic valve.

**FITTED CUPBOARDS**

- 260. Half height flush white painted door with brass coloured pull handle and ball spring catch (**SCUFF MARKS ON OUTSIDE BOTTOM AND INSIDE GENERALLY**), in a white painted wooden frame (**TWO CHIPS ON THE RIGHT**) opening into eaves, which has one wall white emulsion, two walls bare plasterboard and sloping roof in unfinished plywood, floor is continuation bedroom with gold alloy threshold strip and white painted skirting boards and there is a bayonet fitting in ceiling but no bulb.
- 261. Fitted wardrobes full width of room opposite windows and into the eaves with sliding doors, two white laminate doors in white metal framing and one matching mirrored door, inside is divided up with white melamine into three compartments each with a silver alloy hanging rail, walls and ceiling are cream emulsion and floor is continuation from bedroom.

**FRAMES**

- 262. White painted stair edges.
- 263. White painted newel post banisters and balustrades (**NEWEL POSTS CHIPPED ON OUTSIDE EDGES**).
- 264. White painted skirting board with gold coloured spring doorstep.

**ELECTRICS**

- 265. Double light switch.
- 266. Two single light switches.
- 267. Five double power sockets.
- 268. Telephone extension socket.
- 269. TV socket.
- 270. Isolator switch for en suite.

Inventory & Schedule of Plight & Condition for:	Ref:	Comments & Findings
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**ATTIC ROOM / BEDROOM FOUR (continued)**

**FURNITURE**

- 271. White laminate dressing table unit fixed in corner with kneehole and three drawers with gold and chrome bar handles (**MARK IN CENTRE OF TOP**).
- 272. Stool with white painted cabriole legs (**BADLY SCUFF MARKED**) and grey velour buttoned upholstered seat (**SPOT STAINED**).
- 273. Two drawer bedside table in white finished laminate with chrome and gold coloured metal bar handles,

**EN SUITE**

**DOOR**

- 274. White painted six panel door with brass lever handles, lock on inside, and a gold coloured metal double coat hook on the inside.

**CEILING**

- 275. White emulsion on plaster.

**LIGHTING**

- 276. Four ceiling mounted recessed down lighters with white trim and halogen balls.

**WALLS**

- 277. Full height cream tiles with a matching a dado tile with a pale blue scroll pattern, white grout and white plastic trims and extractor fan.

**FLOOR**

- 278. Pale beige and cream stone effect ceramic tiles with grey grout and gold alloy threshold strip.

**HEATING**

- 279. White finish double panel radiator with matching trims (**PAINT PEELING ON BOTTOM EDGE**).

**SHOWER**

- 280. Corner shower cubicle with white metal and toughened glass side panel and concertina door with a matching plastic panels, a white ceramic base with matching plastic drain. Wall mounted NEWTEAM shower with chrome temperature and flow control, matching flexi hose rising to matching shower head on chrome riser rail (**MOULDY SEALANT AT BASE, PINK RESIDUE ON BASE OF DOOR**).

**WASH BASIN**

- 281. White ceramic basin and matching pedestal with chrome drain, matching hot and cold taps and magnetic plug on beaded chain.

**WC**

- 282. White ceramic low-level cistern with chrome push button flush, matching pan with white plastic seat and cover on matching hinges.

Inventory & Schedule of Plight & Condition for:	Ref:	Comments & Findings
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**EN SUITE (continued)**

**FRAMES**

- 283. White painted door frame.
- 284. White painted boxing behind the WC.

**ELECTRICS**

- 285. Shaver socket.

**MISCELLANEOUS**

- 286. Chrome towel rail on wall behind door (**LOOSE**).
- 287. Curved top wall mounted mirror in white painted wicker frame.
- 288. Chrome wire floor mounted toilet roll holder.
- 289. White and blue plastic toilet brush and matching holder.

**OUTSIDE**

**FRONT**

- 290. To the front is a paved area with a black painted metal fence and a white painted, slate roofed porch over the door with white painted timber ceiling and support post on a brick pillar with a white metal and obscured glass ceiling mounted bulkhead light with bulb.

**REAR**

- 291. Area outside conservatory is stone paved with three pavers lifted as beds with two trees and a shrub and a bed along the rear boundary with an evergreen hedge. There is a large brown plastic pot with a shrub and a cream ceramic pot with blue flowers containing a climber with green plastic covered metal obelisk.
- 292. Weather proof double socket on outside wall.
- 293. And boundary is an unfinished paling fence to rear with plank gate with a galvanised latch and bolt with padlock, and the right and left boundaries are larch lap fence panels with curved tops - curved top is alternated with a trellis instead - all are on wooden posts and are six-foot high. There is a grey plastic CHORDOMATIC washing line on one of the posts with a white and green extendable prop. A white lantern style bulkhead light and bulb with photosensitive switch, a green plastic box for recycling bottles and the electricity and gas meter boxes.

Inventory & Schedule of Plight & Condition for:	Ref:	<b>Comments &amp; Findings</b>

<b>SERVICES</b>	<b>LOCATION</b>	<b>SERIAL NO</b>	<b>READINGS</b>
<i><b>GAS</b></i>	Back wall outside conservatory.	2004:913888	
<i><b>ELECTRICITY</b></i>	Back wall outside conservatory.	A03 M 100 323	
<i><b>WATER</b></i>	None fitted.		

The tenant or the tenant's representative should sign below to signify acceptance of the accuracy of this Inventory and schedule of plight and condition of ?. If this document is not returned to the agent or landlord within 7 days of commencement of the tenancy, the tenant will be deemed to have accepted it.

Print name

Signature

Date:
