



ABC Inventories

Inventory & Schedule of Condition

27th September 2022

1 Sample Drive, Sample City, SA1 2MP

Inspected by Chris Clerk

On Behalf of Jon



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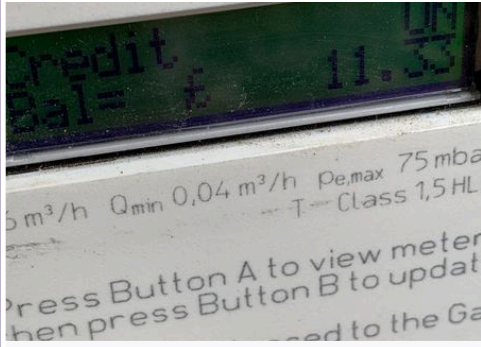
1. Schedule of Condition

Ref	Name	Condition	Additional Comments
1.1	General Cleanliness	Cleaned to an acceptable standard except where noted	
1.2	Bathroom / En Suite / Toilet	Cleaned to an acceptable standard except where noted	
1.3	Carpets	Cleaned to an acceptable standard except where noted	
1.4	Ceiling(s)	Cleaned to an acceptable standard except where noted	
1.5	Blinds	Cleaned to an acceptable standard except where noted	
1.6	Hard Flooring	Cleaned to an acceptable standard except where noted	
1.7	Kitchen Area	Cleaned to an acceptable standard except where noted	
1.8	Kitchen - White Goods	Cleaned to an acceptable standard except where noted	
1.9	Oven / Hob / Extractor Hood	Cleaned to an acceptable standard except where noted	
1.10	Wall(s)	Cleaned to an acceptable standard except where noted	
1.11	Window(s)	Cleaned to an acceptable standard except where noted	
1.12	Woodwork	Cleaned to an acceptable standard except where noted	

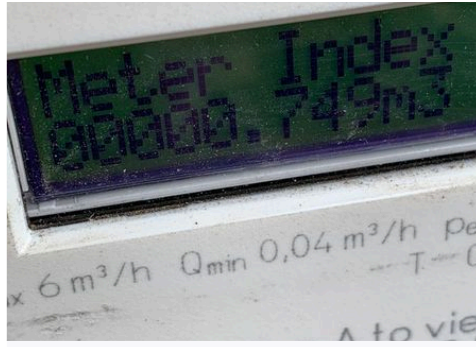
2. Meter Readings

Ref	Name	Description	Reading	Additional Comments
2.1	Gas Meter	Location: To left of main property Serial No: MSNE6SI56853329007	Meter Index: 0000.749m3 Credit balance: £11.33	
2.2	Electric Meter	Location: Entrance hallway cupboard Serial No: BGSML4028964321	00043 kWh Meter balance £38.32	
2.3	Water Meter	Location: To front left of driveway Serial No:	00001.0	

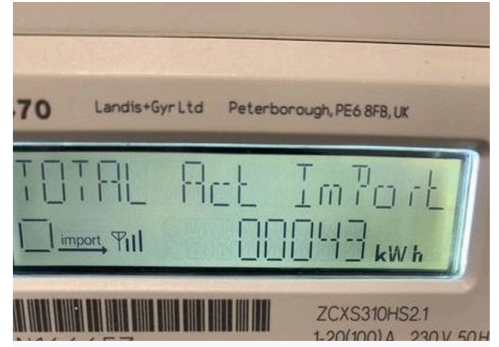
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Ref # 2.1



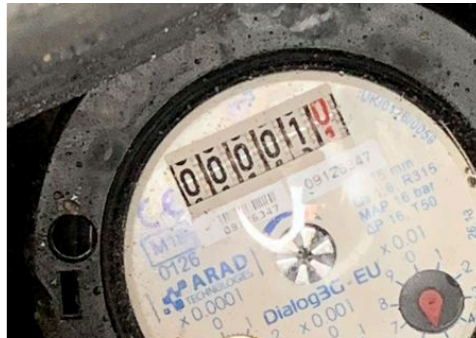
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Ref # 2.2



Ref # 2.2



Ref # 2.3

3. Health & Safety | Smoke & Carbon Monoxide Alarms

Ref	Name	Location Room & Floor	Test Result	Additional Comments
3.1	Smoke Alarm(s)	Entrance hallway, landing	Alarm tested for power only. Audible alarm noted	
3.2	Heat Sensor Alarm(s)	Kitchen	Alarm tested for power only. Audible alarm noted	
3.3	Carbon Monoxide Alarm(s)	Kitchen	Alarm tested for power only. Audible alarm noted	

4. Front Garden

Ref	Name	Description	Condition	Additional Comments
4.1	Garden Description	Laid to lawn with cream textured pathway to side and entrance with black metal fencing; bark and planted bushes to front. 4 x metal access hatches to bark and grassed area; not accessed		
4.2	Driveway	Single light brown mono-block brick driveway leading to garage; metal drainage		
4.3	Outside Lighting	Chrome effect wall mounted with glass panel bulb and sensor. Working	Cabling to light fitting leading down to floor; not tested	



Ref # 4.1



Ref # 4.1



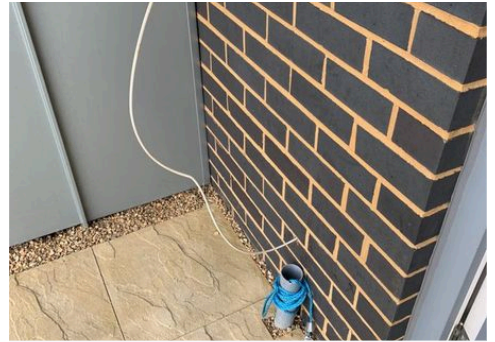
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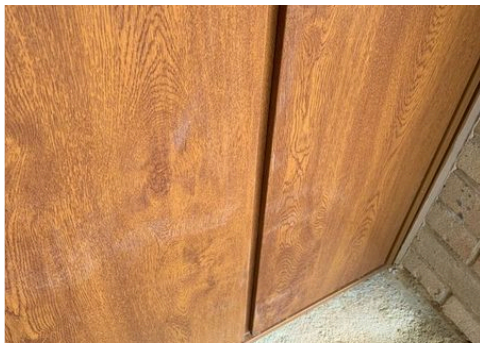


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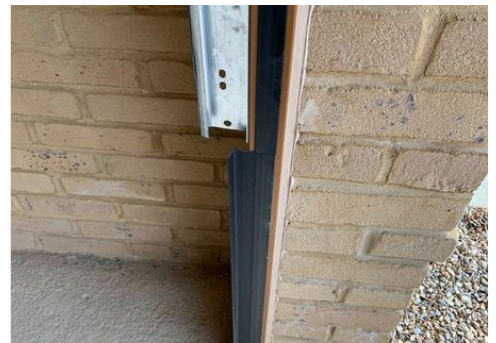
5. Garage				
Ref	Name	Description	Condition	Additional Comments
5.1	Door	Brown and white wood effect metal up and over with pull cord and metal brackets, handle and lock	Lightly dusty to lower aspects	
5.2	Door Frame	To match door; matching top edging panel		
5.3	Ceiling	Vaulted with wooden beams		
5.4	Lighting	Fluorescent strip with associated cabling. Working		
5.5	Walls	Light brown bare brick with breeze block and 4 x black metal brackets Metal brackets and conduits to sockets and switch		
5.6	Switch	White plastic; 2 x single light switches. Working		
5.7	Sockets	White plastic; 1 x double socket. Not tested		
5.8	Flooring	Grey concrete textured with grill to driveway join	Small grey stains to entrance and rear of garage; slightly dusty	
5.9	Door to Garden	White UPVC wood effect with inset textured glass with chrome effect lever handles; Yale lock Frame to match door with concrete and brick threshold; dark wood to edging	Internal: dusty and slightly grubby to mid and lower aspects	



Ref # 5.1



Ref # 5.1

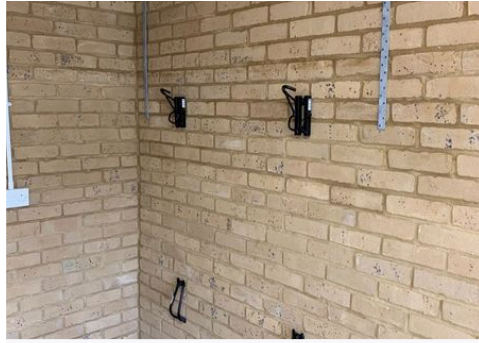


Ref # 5.2

5. Garage (cont.)



Ref # 5.4



Ref # 5.5



Ref # 5.5



Ref # 5.8



Ref # 5.8



Ref # 5.8



Ref # 5.8



Ref # 5.9



Ref # 5.9



Ref # 5.9



Ref # 5.9



Ref # 5.9

6. Entrance / Hallway

Ref	Name	Description	Condition	Additional Comments
6.1	Door	Wood effect with inset obscured glass; painted grey externally white internally; chrome effect lever handles; Yale lock; property numeral; spy hole; thumb turn lock; security chain	External: small scratches to lower left and outer panel edge right; slight grubby marks to outer edge Internal: small marks above letterbox and and to right panel edge. Small chip to bottom lower left corner	
6.2	Door Frame	Grey and white to match door; dark wood threshold with metal inset	Slightly dusty to threshold	
6.3	Door Bell / Receiver	White Deta model with doorbell push to right as you enter. Not tested		
6.4	Ceiling	Plaster finish painted white; smoke detector		
6.5	Lighting	3 x white recessed spotlights. Working		
6.6	Walls	Plaster finish painted white; white wood back board with 5 x chrome effect double hooks	Very slight scuffs to rights as you enter; small mark to lower left though barely noticeable	
6.7	Skirting	Painted white; no doorstops	Slightly dusty with very small chips to outer edges	
6.8	Switch	White plates with chrome effect rockers; 2 x single light switches; 2 x double light switches. Working; 1 x isolator switch; 1 x fused switch. Not tested		
6.9	Sockets	White plates with chrome effect rockers; 2 x double sockets; 1 x telephone point. Not tested		
6.10	Heating	White enamel double panelled radiator with controls. Not tested		
6.11	Room Thermostat	Cream wall mounted Drayton model. Rotary not tested		
6.12	Flooring	Grey fitted carpet	Carpet cleaning marks visible	

6. Entrance / Hallway (cont.)

<p>6.13</p>	<p>Under Stair Cupboard</p>	<p>Painted white panelled door with metal lever handles; matching frame Internal: decorated and carpeted to match hallway; housing electricity meter; Huawei telephone and port power unit with associated cabling and adaptor. Not tested; white plastic switches; 1 x alarm. Not tested; sockets white plastic; 1 x double socket; 1 x blanking plate; 1 x telephone point. Not tested. 1 x ceiling mounted circular unit with domed cover and bulb. Working</p>	<p>External: small chip to lower right frame Internal: carpet cleaning marks</p>	
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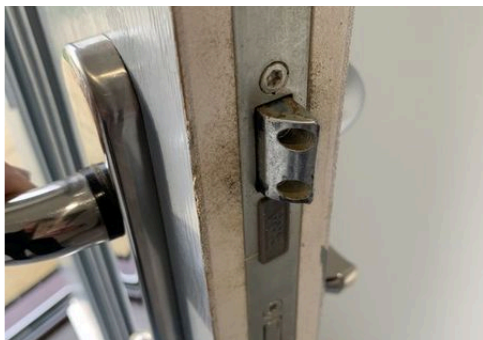
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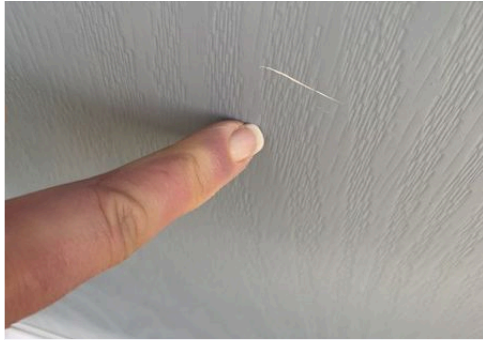


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6. Entrance / Hallway (cont.)



Ref # 6.1



Ref # 6.1



Ref # 6.2



Ref # 6.2



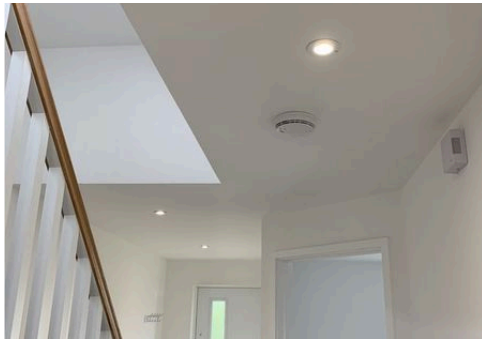
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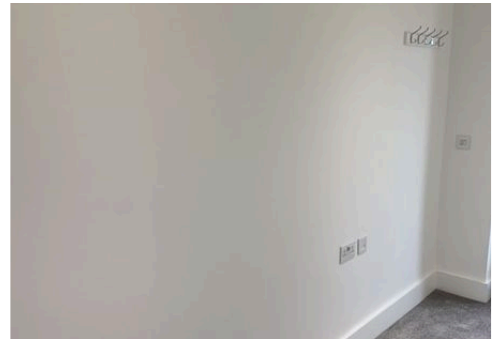
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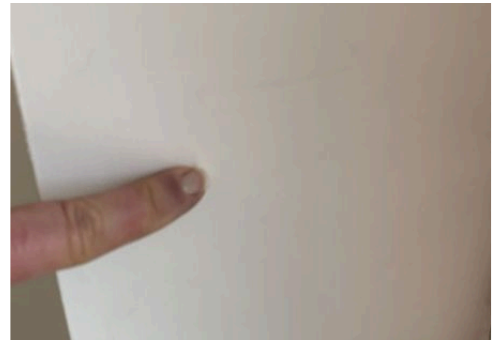
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6. Entrance / Hallway (cont.)



Ref # 6.6



Ref # 6.7



Ref # 6.7



Ref # 6.7



Ref # 6.7



Ref # 6.10



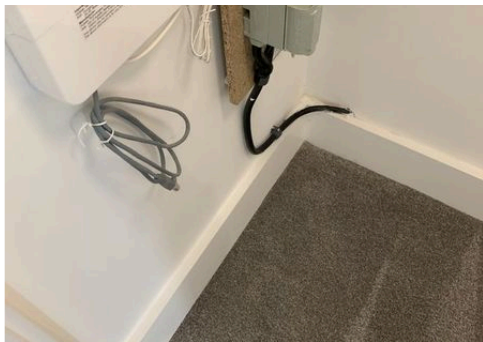
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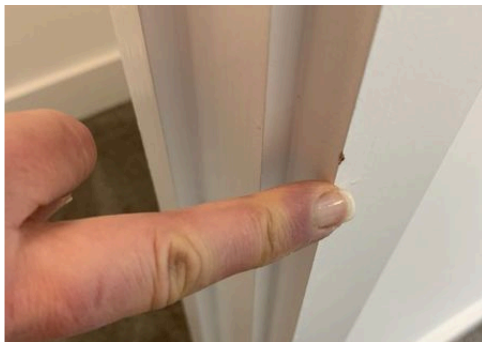
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Ref # 6.13



Ref # 6.13



Ref # 6.13

7. Lounge				
Ref	Name	Description	Condition	Additional Comments
7.1	Door	Wood painted white panelled; metal lever handles		
7.2	Door Frame	Painted white	External: very slight marks to lower left	
7.3	Ceiling	Plaster finish painted white		
7.4	Lighting	4 x white recessed spotlights with bulbs. Working		
7.5	Walls	Plaster finish painted white with batten above main window		
7.6	Skirting	Painted white. No doorstop		
7.7	Window(s) / Sill	1 x white UPVC double glazed; grey to external aspect; chrome effect lever handle and lock. No keys; white painted sill	Slightly dusty to sill	
7.8	Blinds	Grey vertical panels with plastic pull rod and cord on white track. Working		
7.9	Switch	White plates with chrome effect rockers; 1 x single light switch. Working; 1 x fuse switch. Not tested		
7.10	Sockets	White plates with chrome effect rockers; 4 x double sockets; 1 x combined TV and aerial unit with telephone point. Not tested; 1 x single telephone point. Not tested		
7.11	Heating	White enamel 1 x single panelled radiator with chrome effect thermostat. Not tested		
7.12	Flooring	Grey effect carpet with chrome effect trim threshold to match entrance hallway	Carpet cleaning marks visible	

7. Lounge (cont.)



Ref # 7.2



Ref # 7.2



Ref # 7.5



Ref # 7.6



Ref # 7.7



Ref # 7.7



Ref # 7.8



Ref # 7.10



Ref # 7.11



Ref # 7.12



Ref # 7.12



Ref # 7.12

7. Lounge (cont.)



Ref # 7.12

8. Toilet

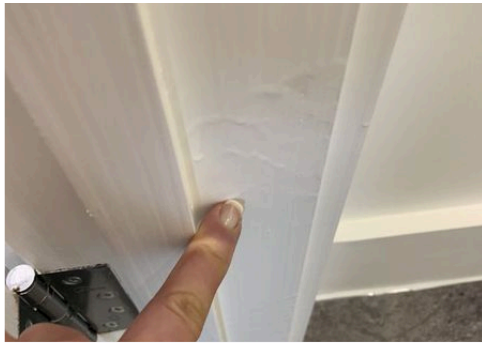
Ref	Name	Description	Condition	Additional Comments
8.1	Door	Painted white panelled; metal lever handle; thumb turn lock opens outwards		
8.2	Door Frame	Painted white	Internal: small scuff mark to right of lock receiver; painted over uneven surfaces to lower right	
8.3	Ceiling	Plaster finish painted white		
8.4	Extractor Fan	Vent-Axia Lo Carbon model. Not tested, but operating during report		
8.5	Lighting	2 x white recessed spotlights with bulbs. Working		
8.6	Walls	Plaster finish painted white with light grey textured tiles with chrome effect edging to basin only; ledge behind toilet		
8.7	Skirting	Painted white		
8.8	Toilet	White ceramic wall mounted with white seat and lid Ideal model with chrome effect Roca twin flush to wall. Not tested		

8. Toilet (cont.)

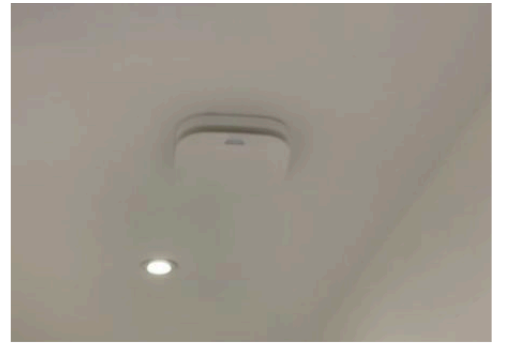
8.9	Basin	White ceramic wall mounted; chrome effect mixer tap; pop-up waste; white melamine base cabinet with chrome effect elongated handle. Not tested		
8.10	Heating	White enamel single panel radiator with thermostat. Not tested		
8.11	Flooring	Grey tiled effect with chrome effect threshold	Small white bits to floor; slight marks to threshold	
8.12	Accessories	Chrome effect wall mounted toilet roll holder		



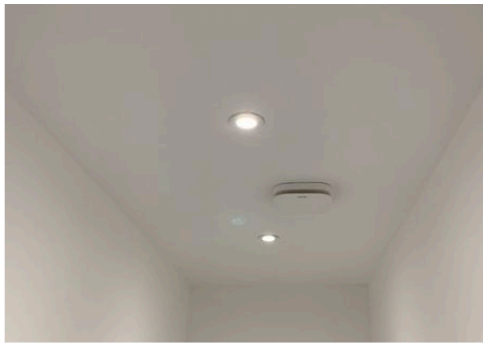
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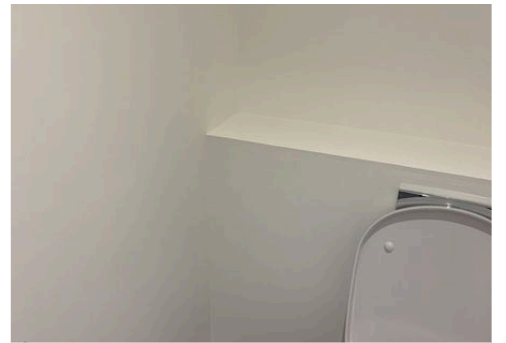
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Ref # 8.6



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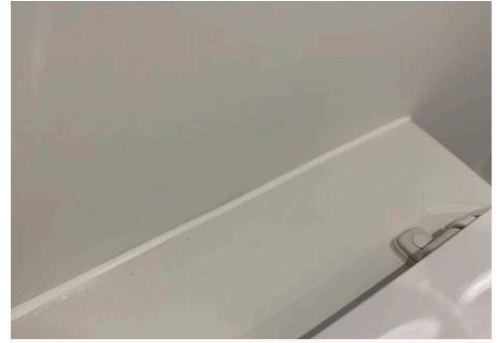
8. Toilet (cont.)



Ref # 8.7



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.9



Ref # 8.9



Ref # 8.10



Ref # 8.11



Ref # 8.11



Ref # 8.11



Ref # 8.12

9. Kitchen				
Ref	Name	Description	Condition	Additional Comments
9.1	Door	Painted white wood panelled; metal lever handles	Small mark to bottom edge	
9.2	Door Frame	Painted white		
9.3	Ceiling	Plaster finish painted white with carbon monoxide and heat sensor alarms		
9.4	Lighting	8 x white recessed spotlights with bulbs. Working; 5 x chrome effect spotlight under units		
9.5	Walls	Plaster finish painted white with battens above windows and garden doors		
9.6	Skirting	Painted white. No doorstop		
9.7	Window(s) / Sill	White UPVC; grey externally; double glazed with chrome effect lever handle and lock. No key; white painted sill	Light blue stain to frame / sill join	
9.8	Doors to Garden	White UPVC, grey externally, double glazed with chrome effect lever handles and locks; matching outer frame	Internal: slight gaps to bottom edge of frame	
9.9	Blinds	2 x matching grey vertical with plastic pull rods on white track with white plastic beaded hooks. Working		
9.10	Switch	White plate with chrome effect rockers; 1 x triple light switch; 1 x single light switch. Working; 1 x fused panel for fridge freezer, dishwasher, oven, cooker hood, washing machine, fan and fan boost; 1 x fused unit. Not tested		
9.11	Sockets	White plates with chrome effect rockers; 6 x double sockets; 1 x combined TV aerial and telephone point; 1 x cooker socket and switch. Not tested		

9. Kitchen (cont.)				
9.12	Heating	White enamel double panelled radiator with chrome effect thermostat, cap and control. Not tested		
9.13	Flooring	Wood effect vinyl with chrome effect threshold		
9.14	Kitchen Units	Cream melamine high gloss with brushed chrome effect pull handles; matching drawers and plinths; 9 x base units with matching covers to integrated appliances; metal effect bottom shelf to sink unit; 5 x wall units with matching casing to fridge freezer and boiler. Cream cutlery tray		
9.15	Extractor Hood	Stainless steel effect wall mounted with twin mesh integrated light sources. Not tested		
9.16	Hob	Stainless steel effect Zanussi model; 4 x gas rings with metal stands; matching controls and visible information; green glass splashback		
9.17	Oven	Stainless steel and black Zanussi single oven and grill oven with 2 x metal shelving; grill pan and mesh. Not tested; visible control information and digital display	Slightly dusty to handles and internal hinges	
9.18	Worktop(s)	Brown flat panelled with matching upstands		
9.19	Sink	Stainless steel effect 1½ bowls Blanco model; chrome effect mixer tap; waste plug and waste guard. Not tested	Slight watermarks to surfaces	
9.20	Fridge / Freezer	White Zanussi integrated with blue plastic fronted salad trays; drawers to freezer compartment and side trays; 5 x glass trays with ice cube maker; egg holder and scraper present	Original packaging present; sticker to bottom shelf	

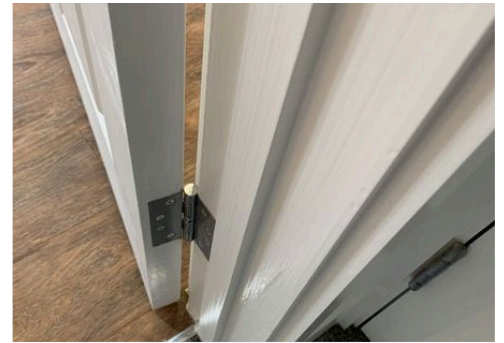
9. Kitchen (cont.)				
9.21	Washing Machine	White Zanussi, model: ZWI71201WA integrated front loading. Not tested	Sticker to lower left corner	
9.22	Dishwasher	Black and stainless steel effect Zanussi; integrated with 2 x pullout trays; cutlery tray, cutlery holder and salt funnel. Not tested	Water droplets to internal aspects with original packaging present	
9.23	Programmer	White plastic Drayton with digital display. Not tested		
9.24	Boiler	White Vaillant Home Combi 35 model wall mounted. Not tested	Sticker to lower left corner	



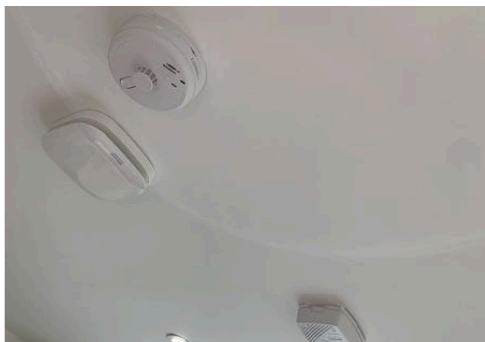
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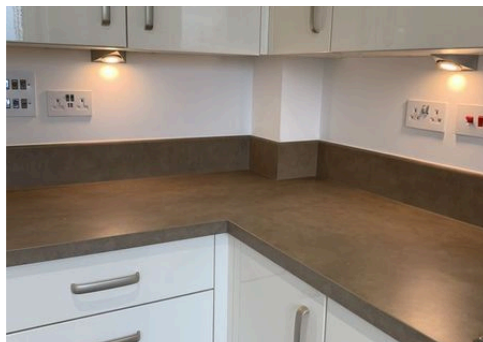
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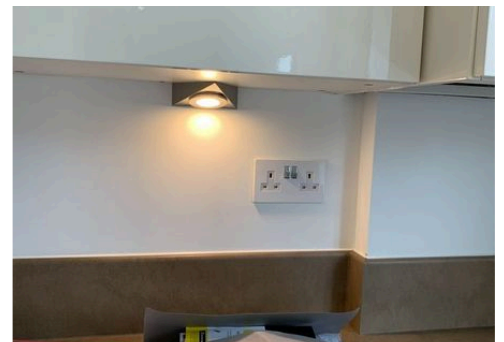
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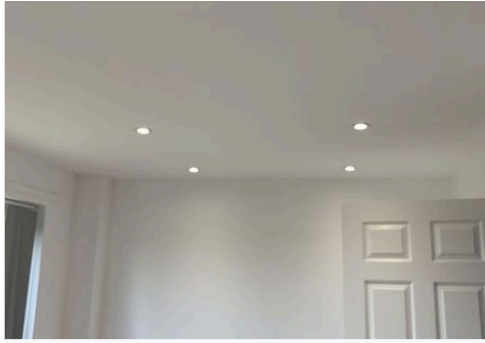


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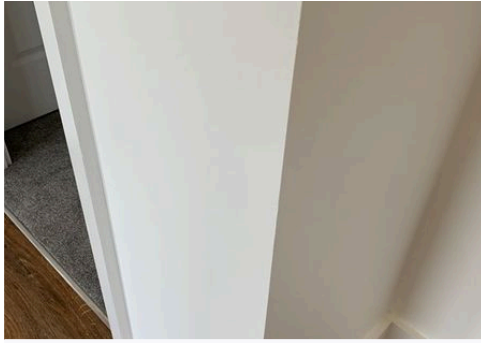


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9. Kitchen (cont.)



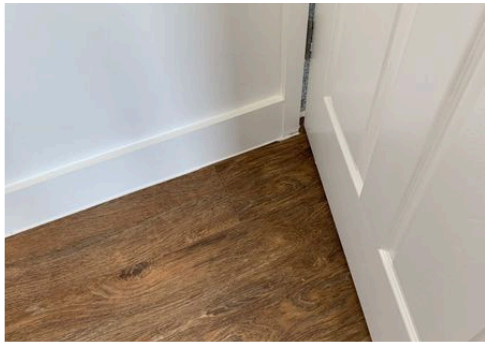
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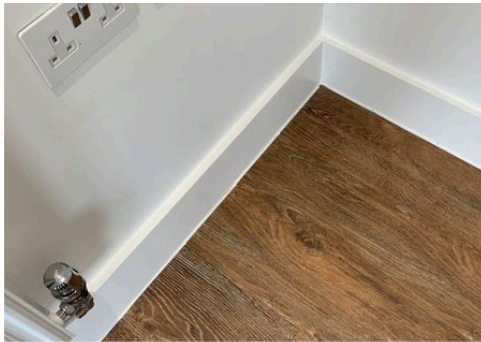
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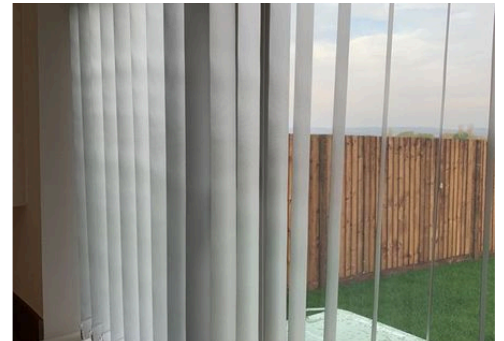
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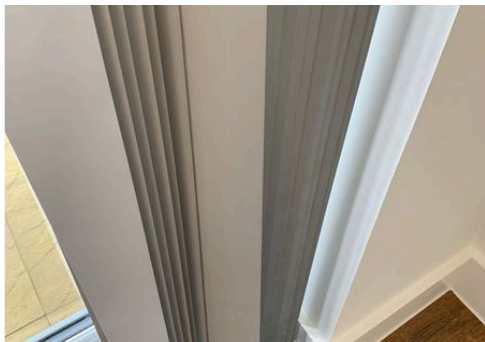
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Ref # 9.11



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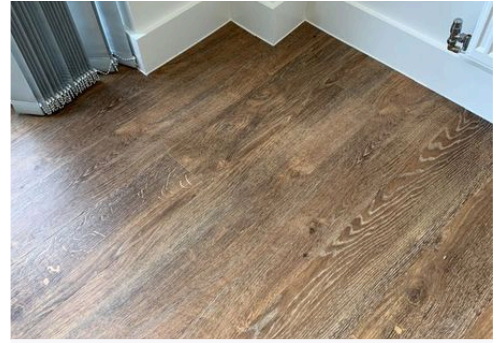
9. Kitchen (cont.)



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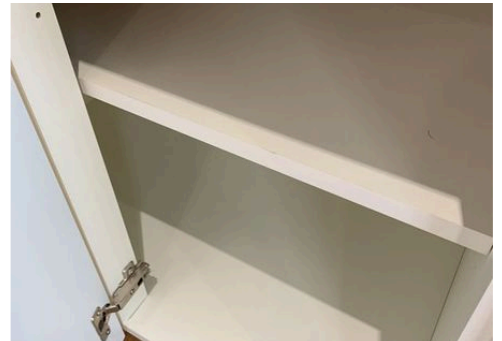
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9. Kitchen (cont.)



Ref # 9.15



Ref # 9.15



Ref # 9.16



Ref # 9.16



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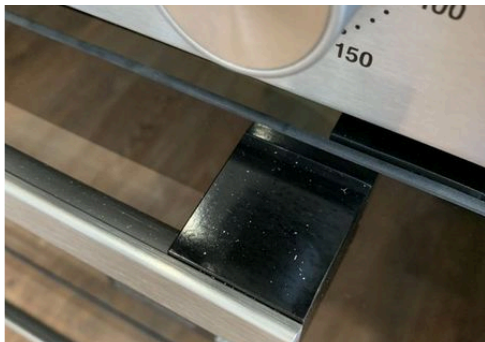
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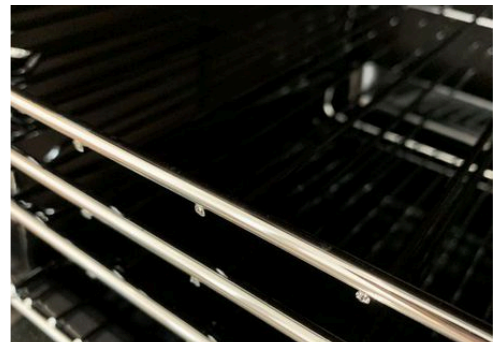
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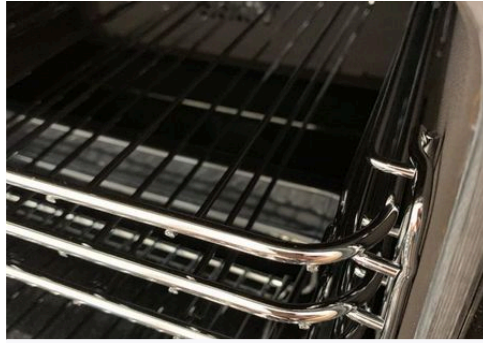


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9. Kitchen (cont.)



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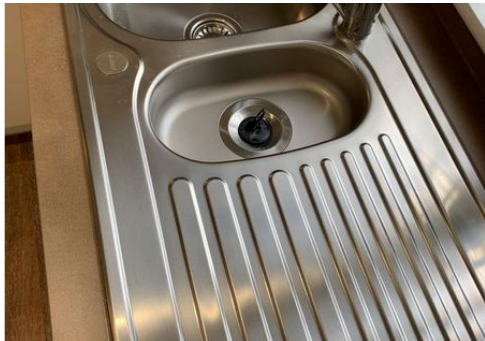
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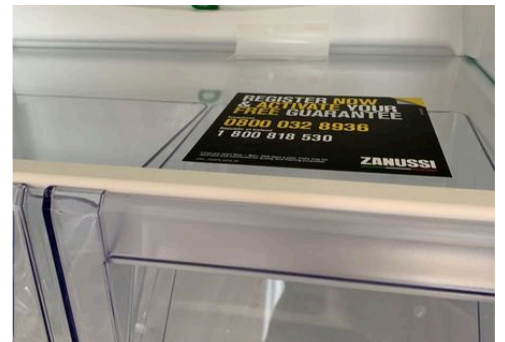
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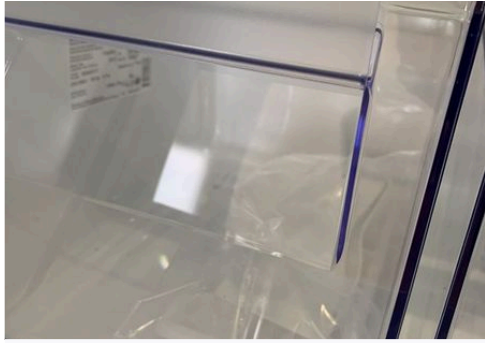


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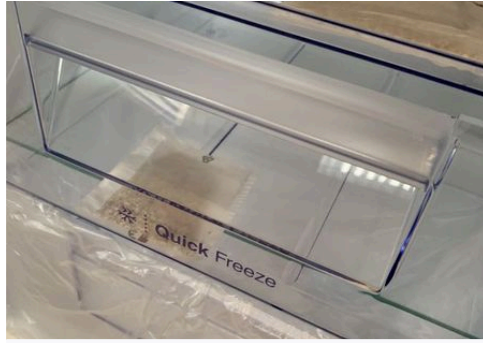


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9. Kitchen (cont.)



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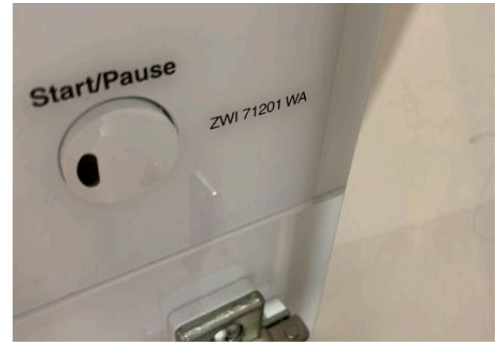
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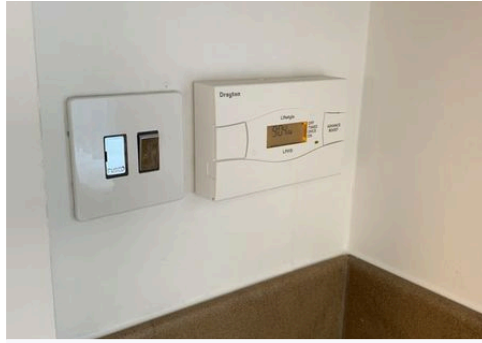


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9. Kitchen (cont.)



Ref # 9.22



Ref # 9.23



Ref # 9.24



Ref # 9.24

10. Stairs

Ref	Name	Description	Condition	Additional Comments
10.1	Ceiling	Plaster finish painted white; stepped edges above lower stairs		
10.2	Walls	Plaster finish painted white with matching batten above window with feature board to centre right as you ascend		
10.3	Skirting	Painted white		
10.4	Window(s) / Sill	White UPVC; grey to external aspect; double glazed with Front effect handles, locks, no keys. White sill; fixed panels above and below openings		
10.5	Flooring	Grey fitted carpet to match entrance hallway	Carpet cleaning marks visible	

10. Stairs (cont.)

10.6	Staircase	Light wood effect newel post and banisters with white painted spindles leading up to and including landing		
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Ref # 10.2



Ref # 10.2



Ref # 10.3



Ref # 10.3



Ref # 10.4



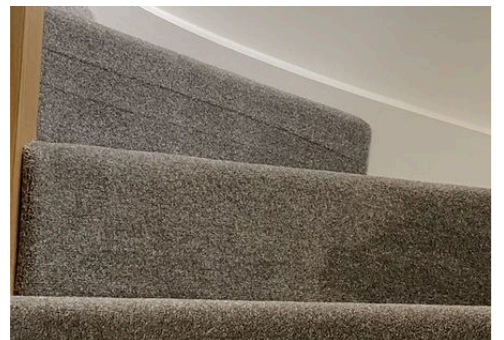
Ref # 10.4



Ref # 10.5



Ref # 10.5



Ref # 10.5

10. Stairs (cont.)



Ref # 10.6



Ref # 10.6



Ref # 10.6

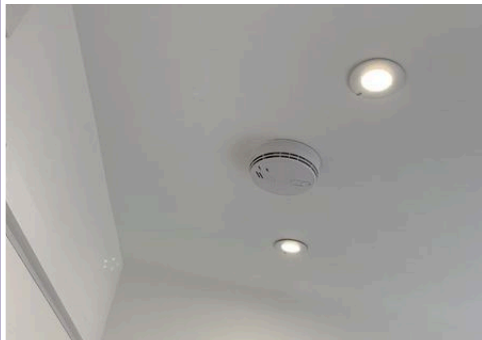


Ref # 10.6

11. Landing

Ref	Name	Description	Condition	Additional Comments
11.1	Ceiling	Plaster finish painted white; white loft hatch with surface latch. Not accessed; smoke detector		
11.2	Lighting	3 x white recessed spotlights with bulbs. Working		
11.3	Walls	Plaster finish painted white	Small chip to outer edge left	
11.4	Skirting	Painted white; no doorstops	Small black mark to lower right corner edge	
11.5	Switch	White plates with chrome effect rockers; 3 x single light switches. Working; 1 x isolator switch; 2 x fuse switches. Not tested		

11. Landing (cont.)				
11.6	Sockets	White plate with chrome effect rockers; 1 x double socket. Not tested		
11.7	Flooring	Grey fitted carpet to match staircase	Carpet cleaning marks visible	
11.8	Recessed Cupboard 1	Painted white wood panelled door with metal lever handles; frame to match Internal: decorated and carpeted to match main hallway; slatted wood shelf with white wall mounted heater with guard; fuse switch and cabling. Not tested	Internal: small marks and small chip to threshold	
11.9	Recessed Cupboard 2	Painted white wood panelled door with metal lever handles; matching frame Internal: decorated and carpeted to match main room; wood battening with single shelf	External: small nick to right of handle Internal: carpet cleaning lines	



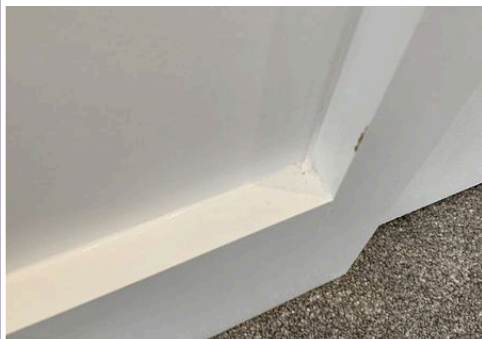
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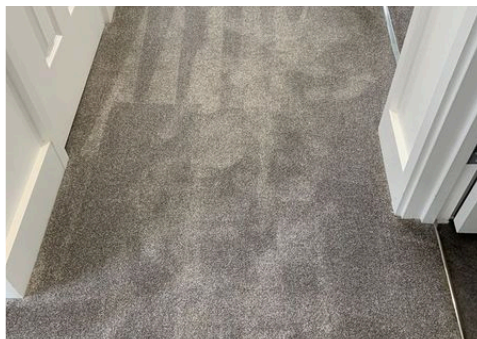
Ref # 11.2



Ref # 11.3



Ref # 11.4



Ref # 11.7



Ref # 11.7

11. Landing (cont.)



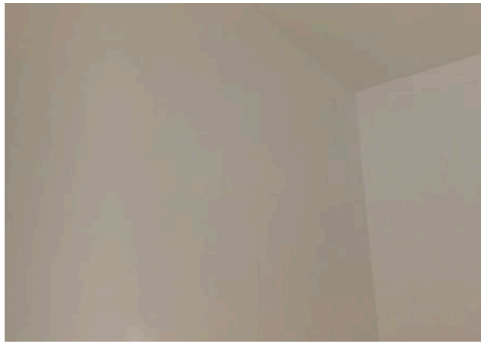
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Ref # 11.8



Ref # 11.8



Ref # 11.8



Ref # 11.8



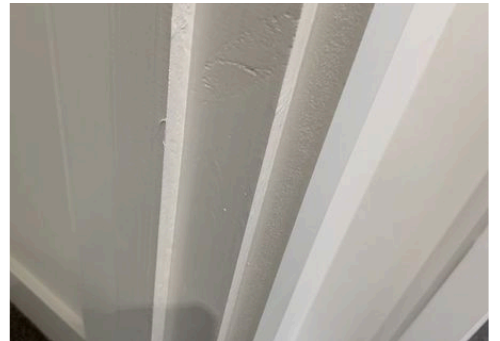
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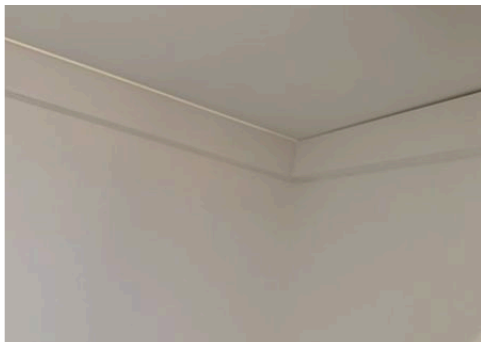
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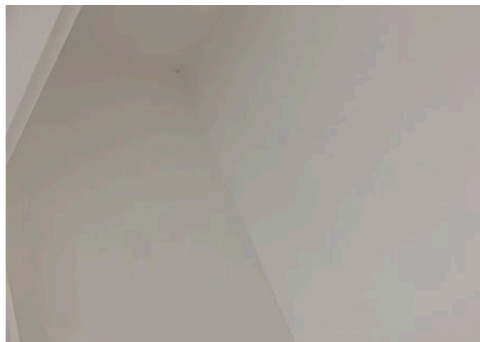
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Ref # 11.9



Ref # 11.9



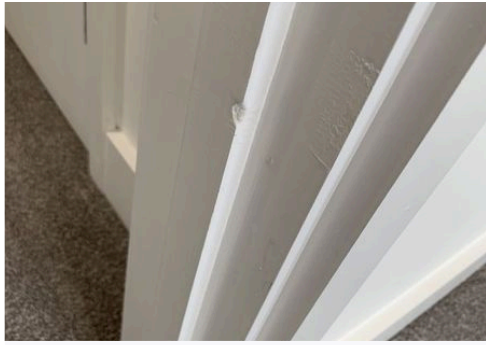
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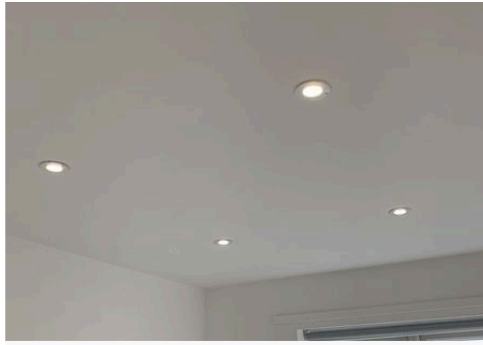
Ref # 11.9

12. Bedroom 1				
Ref	Name	Description	Condition	Additional Comments
12.1	Door	Painted white wood panelled with metal lever handles		
12.2	Door Frame	Painted white	Painted over indents	
12.3	Ceiling	Plaster finish painted white		
12.4	Lighting	4 x white recessed spotlights with bulbs. Working		
12.5	Walls	Plaster finish painted white with matching batten above window		
12.6	Skirting	Painted white with doorstop		
12.7	Window(s) / Sill	White UPVC with grey to external aspect; double glazed with chrome effect lever handles and locks. No keys; white painted sill	Small nick to sill; front left	
12.8	Blinds	Grey roller on plastic brackets with metal pull cord. Working		
12.9	Switch	White plate with chrome effect rocker; 1 x single light switch. Working		
12.10	Sockets	White plate with chrome effect rockers; 3 x double sockets; 1 x aerial point. Not tested		
12.11	Heating	White enamel single panel radiator with chrome effect thermostat and control. Not tested		
12.12	Flooring	Grey fitted carpet with chrome effect trimmed threshold to match landing	Carpet cleaning marks visible	

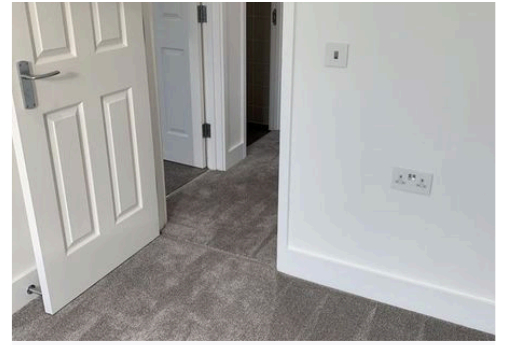
12. Bedroom 1 (cont.)



Ref # 12.2



Ref # 12.4



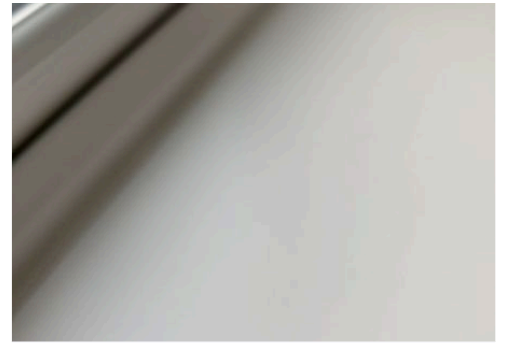
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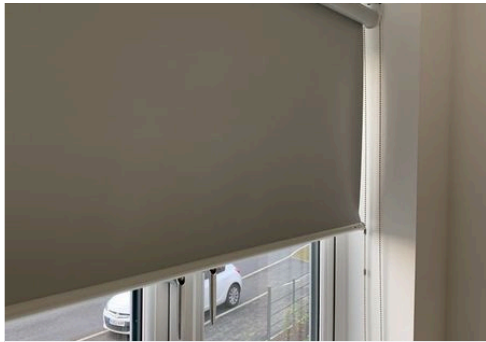
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Ref # 12.7



Ref # 12.7



Ref # 12.8



Ref # 12.10



Ref # 12.11



Ref # 12.12



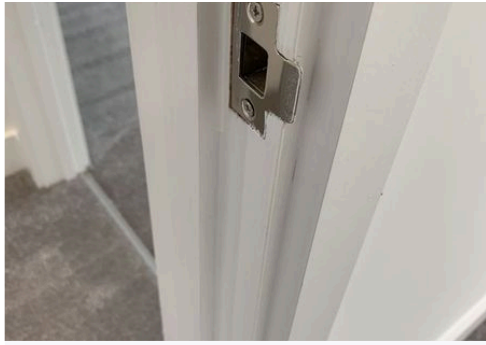
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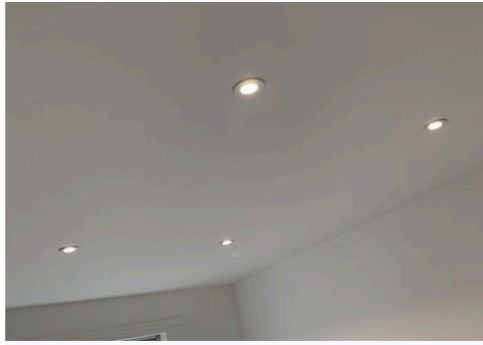
Ref # 12.12

13. Bedroom 2				
Ref	Name	Description	Condition	Additional Comments
13.1	Door	Painted white wood panelled with metal lever handles		
13.2	Door Frame	Painted white		
13.3	Ceiling	Plaster finish painted white		
13.4	Lighting	4 x white recessed spotlights with bulbs. Working		
13.5	Walls	Plaster finish painted white with matching batten above window	Hairline crack to lower left as you enter	
13.6	Skirting	Painted white with metal doorstop	Chips to paint and edge below radiator and to left of unit though small and minor	
13.7	Window(s) / Sill	White UPVC double glazed; grey to external aspect; chrome effect lever handles and locks; 2 x keys; white painted sill	Rough to left recess edge	
13.8	Blinds	Grey roller blind on plastic brackets with metal pull cord. Working		
13.9	Switch	White plate with chrome effect rocker; 1 x light switch. Working	Lightswitch plate came off during the inspection; managing agent informed	
13.10	Sockets	White plate with chrome effect rockers; 3 x double sockets; 1 x aerial point. Not tested		
13.11	Heating	White enamel single panel radiator with chrome effect thermostat and control. Not tested		
13.12	Flooring	Grey fitted carpet with chrome effect trim threshold to match landing	Carpet cleaning lines visible	

13. Bedroom 2 (cont.)



Ref # 13.2



Ref # 13.4



Ref # 13.5



Ref # 13.6



Ref # 13.6



Ref # 13.6



Ref # 13.6



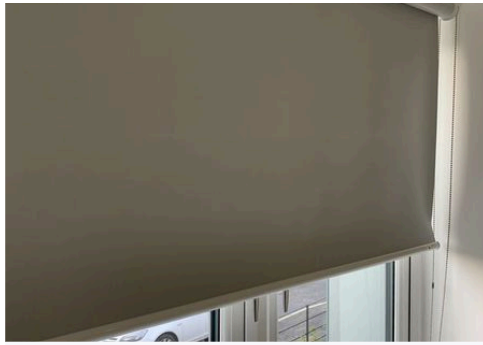
Ref # 13.7



Ref # 13.7



Ref # 13.7



Ref # 13.8



Ref # 13.9

13. Bedroom 2 (cont.)



Ref # 13.9



Ref # 13.11



Ref # 13.12



Ref # 13.12



Ref # 13.12



Ref # 13.12

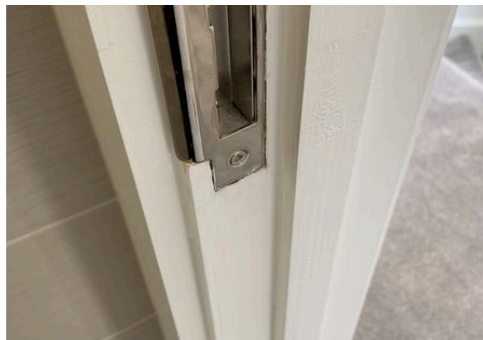
14. Bathroom

Ref	Name	Description	Condition	Additional Comments
14.1	Door	Painted white wood panelled with metal lever handles; thumb turn lock	Internal: small bits of sealant to lower left corner	
14.2	Door Frame	Painted white		
14.3	Ceiling	Plaster finish painted white		
14.4	Extractor Fan	Vent-Axia Lo Carbon model. Not tested, but activates with light switch		
14.5	Lighting	3 x white recessed spotlights with bulbs. Working	Far left unit not flush to ceiling	
14.6	Walls	Light grey textured ceramic tiles with cream grouting; chrome effect edging strips to window ledge above toilet and outer wall edge; doorstop behind door	Small brown mark above bath to back wall; small white mark outer edge right as you enter	

14. Bathroom (cont.)				
14.7	Toilet	White ceramic wall mounted Ideal model with white seat and lid; Roca chrome effect twin flush to tiled wall. Not tested	Blue cleaning fluid to bowl	
14.8	Basin	White ceramic wall mounted with chrome effect mixer tap; pop-up waste; white melamine pullout drawer with metal pull handle; soft close function	Very slight watermarks to metal components	
14.9	Bath / Bath Panel	White acrylic with chrome effect mixer tap and shower hose on wall mounted guide rail with soap dish; single glazed shower panel with excluder; plug and chain; white plastic front panel. Not tested		
14.10	Sockets	White plastic shaver point. Not tested		
14.11	Heating	Chrome effect wall mounted towel rail with thermostat, cabling and blanking plate attached to wall. Not tested		
14.12	Flooring	Grey tiled effect with chrome effect threshold	Slight gap to tile join left as you enter	
14.13	Accessories	Chrome effect wall mounted toilet roll holder; bevelled mirror above basin		



Ref # 14.1

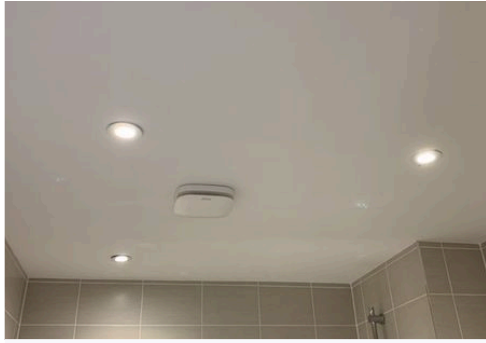


Ref # 14.2



Ref # 14.4

14. Bathroom (cont.)



Ref # 14.5



Ref # 14.5



Ref # 14.6



Ref # 14.6



Ref # 14.6



Ref # 14.6



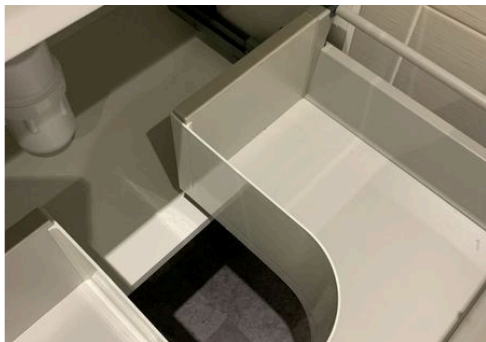
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Ref # 14.7



Ref # 14.8



Ref # 14.8

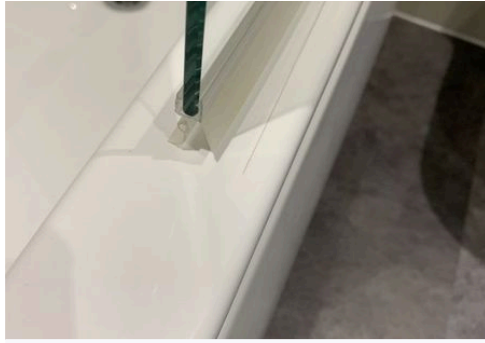


Ref # 14.8

14. Bathroom (cont.)



Ref # 14.9



Ref # 14.9



Ref # 14.9



Ref # 14.9



Ref # 14.9



Ref # 14.11



Ref # 14.12



Ref # 14.12



Ref # 14.12



Ref # 14.13



Ref # 14.13

15. Bedroom 3				
Ref	Name	Description	Condition	Additional Comments
15.1	Door	Painted white wood panelled with metal lever handles		
15.2	Door Frame	Painted white	External: very small mark / chip to middle right edge	
15.3	Ceiling	Plaster finish painted white		
15.4	Lighting	4 x white recessed spotlights with bulbs. Working		
15.5	Walls	Plaster finish painted white with matching batten above window		
15.6	Skirting	Painted white with doorstop		
15.7	Window(s) / Sill	White UPVC; grey externally; double glazed with chrome effect lever handles and locks. No keys; white painted sill		
15.8	Blinds	Grey roller on white plastic tracks with metal pull cord. Working		
15.9	Switch	White plate with chrome effect rockers; 2 x single light switches. Working; 1 x fuse switch; 1 x isolator switch. Not tested		
15.10	Sockets	White plate with chrome effect rockers; 4 x double sockets with 2 x charging ports; 1 x combined TV and satellite aerial port with telephone point. Not tested		
15.11	Heating	White enamel single panelled radiator with chrome effect thermostat and control. Not tested		
15.12	Flooring	Grey fitted carpet with chrome effect trim and threshold to match landing	Carpet cleaning marks visible	

15. Bedroom 3 (cont.)

<p>15.13</p>	<p>Recessed Wardrobe</p>	<p>Painted white wood panelled doors with brushed chrome effect knob handles; matching frame Internal: decorated and carpeted to match main room; magnetic catches to top; single shelf with chrome effect hanging rail</p>	<p>Internal: blemish to back wall above skirting with small mark lower right of frame. Uneven surface to back wall</p>	
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Ref # 15.2



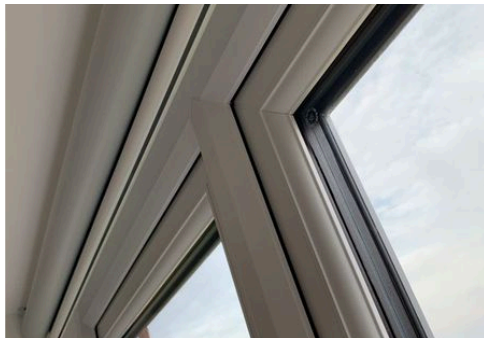
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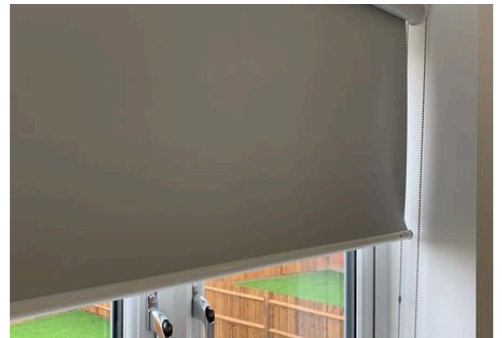
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Ref # 15.7



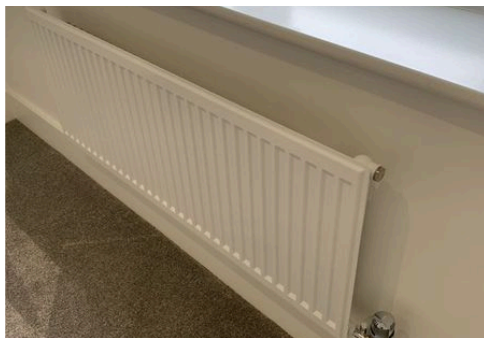
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Ref # 15.8



Ref # 15.10



Ref # 15.11



Ref # 15.12

15. Bedroom 3 (cont.)



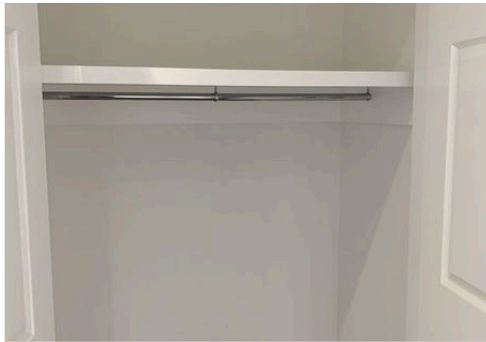
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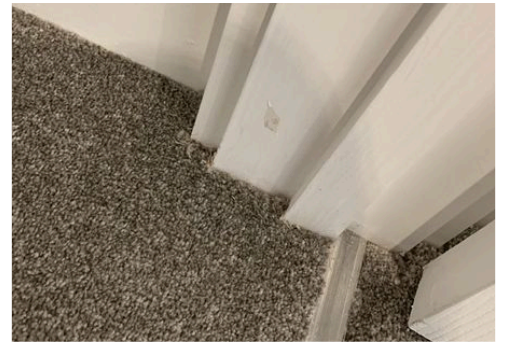
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Ref # 15.13



Ref # 15.13



Ref # 15.13



Ref # 15.13



Ref # 15.13

16. En Suite

Ref	Name	Description	Condition	Additional Comments
16.1	Door	Painted white wood panelled with metal lever handles; thumb turn locks; opens outwards		

16. En Suite (cont.)				
16.2	Door Frame	Painted white	External: small chip to lower right edge Internal: small mark to lower right; small blemish to top middle	
16.3	Ceiling	Plaster finish painted white		
16.4	Extractor Fan	Vent-Axia Lo Carbon model. Not tested		
16.5	Lighting	2 x white recessed spotlights with bulbs. Working		
16.6	Walls	Tiled light grey textured with cream grouting; chrome effect edging strips to window area outer corners and ledge		
16.7	Window(s) / Sill	White UPVC; grey externally; double glazed with obscured textured glass; chrome effect lever handle and lock. No key; sill and recess tiled to match walls	Tiles missing to top edge of frame join	
16.8	Sockets	White plastic shaver point. Not tested		
16.9	Toilet	White ceramic wall mounted with white seat and lid, Ideal model. Not tested; chrome effect Roca twin flush to wall	Hairline scratch to front edge of base	
16.10	Basin	White ceramic wall mounted with chrome effect mixer tap; pop-up waste; white melamine cabinet with chrome effect elongated handle. Not tested		
16.11	Shower Unit / Cubicle	Chrome effect wall mounted Bristan mixer unit with matching shower hose and head on wall mounted guide rail; plastic soap dish; white base with chrome effect waste; single glazed panelled doors fixed with 1 x sliding; large metal handle on track. Not tested		

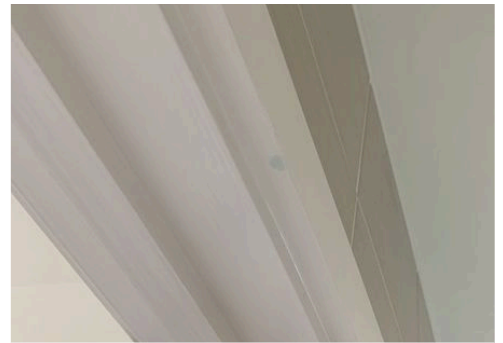
16. En Suite (cont.)				
16.12	Heating	Chrome effect wall mounted towel rail with thermostat, cabling and blanking plate with cable attached to wall with stick on bracket. Not tested		
16.13	Flooring	Grey tiled effect with chrome effect threshold	Small mark to threshold	
16.14	Accessories	Chrome effect wall mounted toilet roll holder; bevelled mirror above basin		



Ref # 16.2



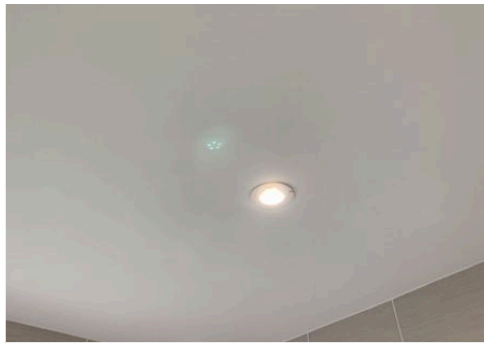
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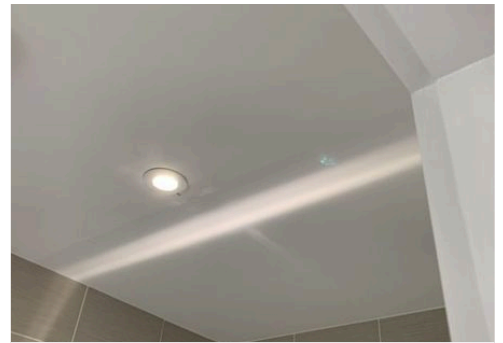
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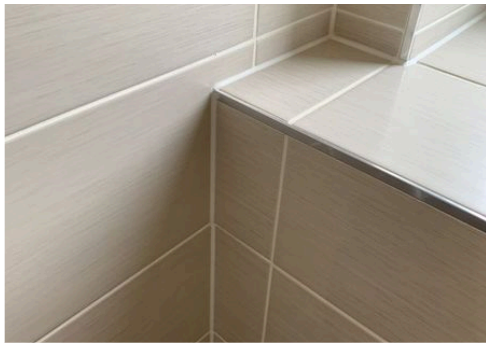
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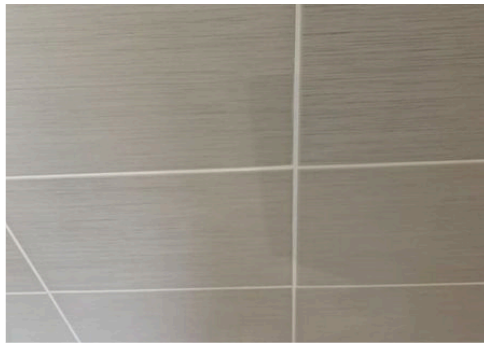
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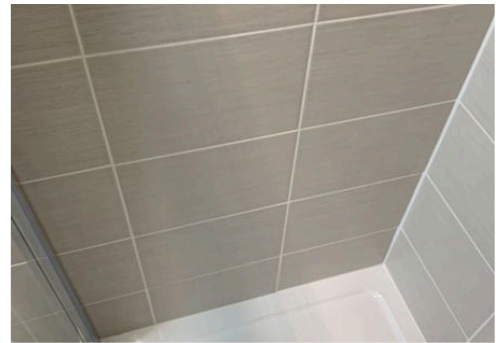
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Ref # 16.6



Ref # 16.6



Ref # 16.6

16. En Suite (cont.)



Ref # 16.6



Ref # 16.7



Ref # 16.7



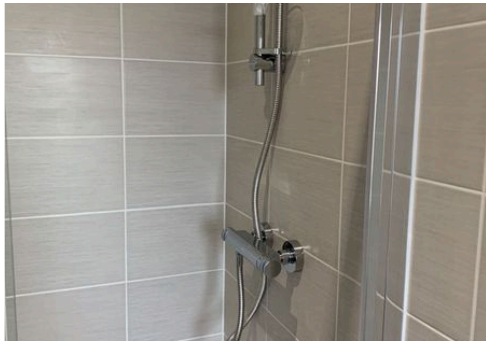
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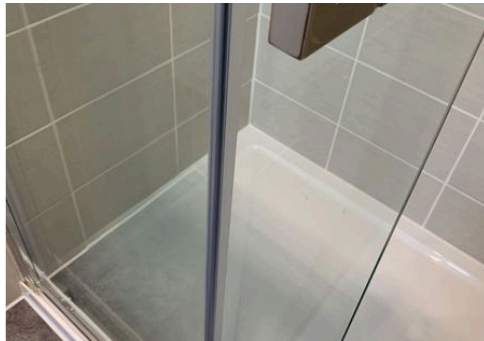
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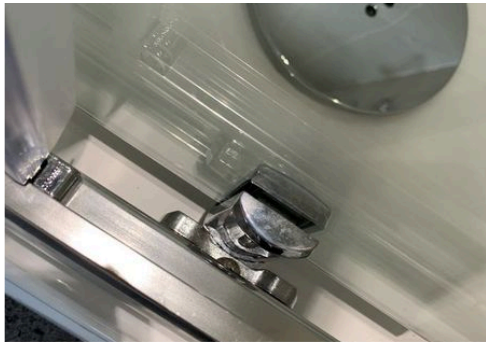
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Ref # 16.11



Ref # 16.11



Ref # 16.11



Ref # 16.11



Ref # 16.11

16. En Suite (cont.)



Ref # 16.11



Ref # 16.12



Ref # 16.13



Ref # 16.13



Ref # 16.13



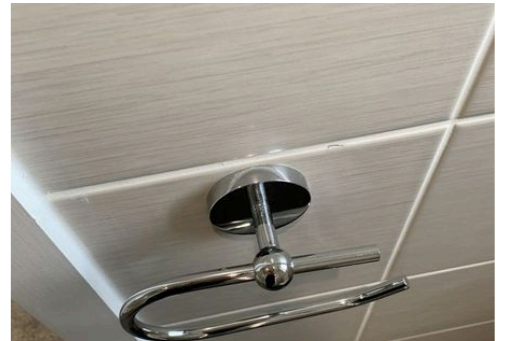
Ref # 16.13



Ref # 16.13



Ref # 16.14



Ref # 16.14

17. Rear Garden				
Ref	Name	Description	Condition	Additional Comments
17.1	Garden Description	Dark wood panelled fencing with single gate; metal pull handle, latch; matching frame. Fully enclosed Paved cream patio and side walkway to garage, textured with shingle to wall edges under windows and sides of property wall. Bark to left and right of garage approach	Blue mark to patio right edge	
17.2	Outside Lighting	Chrome effect; wall mounted with glass cylindrical cover and bulb. Working		
17.3	Bins	2 x wheelie bins; 1 x green, 1 x black 1 x recycling bin 1 x large brown food caddy	All units empty	



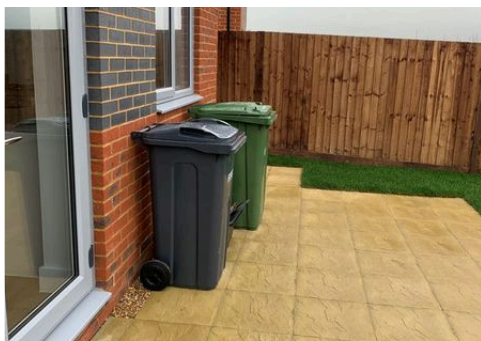
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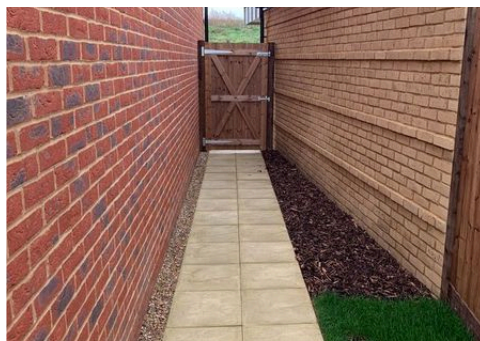
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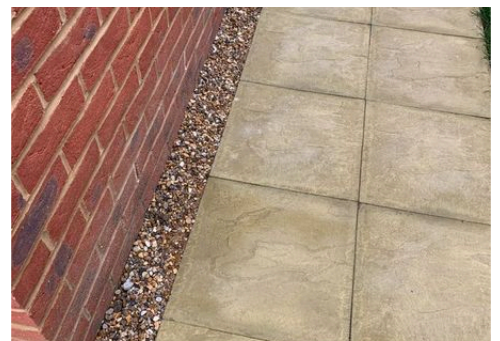
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Ref # 17.1



Ref # 17.1



Ref # 17.1

17. Rear Garden (cont.)



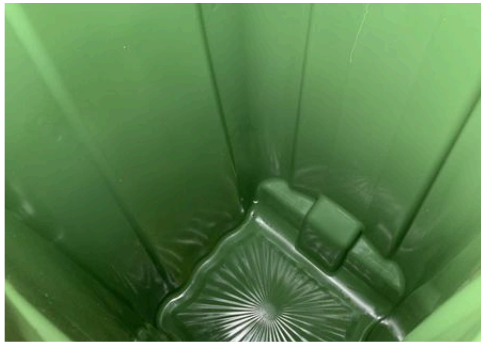
Ref # 17.1



Ref # 17.2



Ref # 17.3



Ref # 17.3

18. Manuals / Certificates

Ref	Name	Description	Additional Comments
18.1	Landlord Gas Safety Certificate	Serial no: Date signed:	
18.2	Legionella Risk Assessment	Date of assessment: Not seen at property	
18.3	Electrical Safety Certificate	Serial no: Date signed:	
18.4	Energy Performance Certificate	RRN: Date of assessment:	

Property Images



Declaration

Signed by
the

Signature

Print Name

Date / /

Signed by
the

Signature

Print Name

Date / /