INVENTORY AND SCHEDULE OF CONDITION FOR:

2, Dial Road, Great Moor, Stockport, Cheshire. SK2 7QB

Forming part of the tenancy agreement for

2, Dial Road, Great Moor, Stockport, Cheshire. SK2 7QB

Tenants: Mr. Christopher Billington, Mr. Richard John Powell and Mr. Mark Stephen Amison.

Commencement of tenancy: 12th January 2009

Prepared by JAG for The Carrington Partnership

INVENTORY AND SCHEDULE OF CONDITION DATE OF INSPECTION: 12th January 2009

Property Address: 2, Dial Road, Great Moor, Stockport, Cheshire. SK2 7QB

Accommodation

Furnished: X Unfurnished: ☐ House: X Bungalow: ☐

Flat: ☐ Floor: ☐ Lift: ☐

Lounge: X Lounge/diner: ☐ Dining room: X Other recep.: ☐

Kitchen: X Kitchen/diner: ☐ Garden: Front and Rear Conservatory: ☐

Toilet (No): 2 No of Bedrooms: Three Bathroom: Two with Grohe integral Shower

Heating

Gas C.H: X Oil C.H.: ☐ Electric heaters: ☐

Gas fire: X (Living Flame) Elec.fire: ☐ Open fire: ☐

Other: ______________________________

Landlords Furnishings (INCLUDE MAKE & MODEL IF AVAILABLE ALONG WITH CONDITION & WHAT BELONGS TO LANDLORD):

CARPETS	CURTAINS	COOKER	FRIDGE	WASHING MACHINE
Wood & carpet	Roller Blinds & Curtains	White Stoves	White Zanussi Fridge freezer	White Zanussi washing machine 1400
DRYER	**MICROWAVE**	**OTHER**	**ALARM**	**GAS SAFETY CHECK**
None	Grill oven	White Zanussi Dishwasher	2512	08/01/2009

Itemised other: Cast Iron fireplace in lounge with built in living flame gas fire.

NOTES:

The property is a three bedroom semi detached property with Gas Central Heating and Double Glazing throughout. There are front cellars and rear cellar crawl space. The attic has been professionally converted to a full double bedroom with Juliette Balcony. The property is provided furnished to an executive standard and is prepared in a very clean and clear environment. The area the property is situated in is a mix of Semi detached and terraced properties close to Hazel Grove centre and Stockport. The property is Gas Central Heated, and benefits Double Glazing.

HALL STAIRS AND LANDING	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Cream painted walls over plastered walls. Eggshell and light grey pained over plaster work walls. As New.
Ceiling:	X	☐	☐	White painted ceiling in Hallway, Deep cream ceiling on Landing, very badly painted. As New.
Skirting/Woodwork:	X	☐	☐	Pine skirting boards, stair rails and balustrades. Stair rail broken at top of the stairs – See notes. As New.
Doors:	X	☐	☐	Hardwood door, brass letterbox, glass windows intact, paper light shade. As New.
Carpets:	X	☐	☐	Beige carpet - Fitted As New.
Curtains:	X	☐	☐	None
Windows:	X	☐	☐	None
Light Fittings:	X	☐	☐	Paper light shades in hallway. 4 x Chrome halogen light fittings in Landing. Beaded Glass on 1st Floor.
Other:	X	☐	☐	The stair rail is loose at the top of the stairs.

ITEMISED DESCRIPTION
Fitted coir carpet mat in hallway
Pine chest of draws in hallway
White metal stepladder in landing
Wall mounted radiators
2 x Ceiling mounted smoke alarms 1st and 2nd floor

DAMAGES
The balustrade at the top of the stairs is loose and has detached from the wall. – See picture below.

LOUNGE/LIVING ROOM	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Cream painted walls over plastered walls. Eggshell and light grey pained over plaster work walls. As New.
Ceiling:	X	☐	☐	White painted artexed ceiling over plaster. White painted artexed above dado rail. As New.
Skirting/Woodwork:	X	☐	☐	Pine skirting boards, white glossed windowsills, pine dado rails around x 2. As New.
Doors:	X	☐	☐	2 x Twin pine doors unvarnished, sanded with glass panels all intact. As New.
Carpets:	X	☐	☐	Oak Effect stripped flooring As New.
Curtains:	X	☐	☐	4 x Cream curtains As New.
Windows:	X	☐	☐	UPVC in White
Light Fittings:	X	☐	☐	Ceiling mounted pendant with paper shade
Other:	X	☐	☐	Cast Iron fireplace with living flame gas fire. As New.

ITEMISED DESCRIPTION
2 x matching coffee tables deep varnished oak effect
1 x large 4 foot coffee table with cup stain (Varnished)
Wall mounted canvas oil painting of Beach Scene
2 x Double brown leather settee's
Pine newspaper stand
Small pine book shelving unit
Hardwood TV video unit varnished
4 x Brown cloth cushions and 2 white cloth cushions
Yellow pages, BT phone book, and 2 Thomson Locals
NTL connection, TV Aerial point and BT phone point

DAMAGES
There is a cup stain on the large coffee table.

DINING ROOM	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Cream painted walls over plastered walls. Eggshell and light grey pained over plastered walls. As New.
Ceiling:	X	☐	☐	White painted artexed ceiling over plaster. White painted artexed above dado rail. As New.
Skirting/Woodwork:	X	☐	☐	Pine skirting boards, white glossed windowsills, pine dado rails around x 2. As New.
Doors:	X	☐	☐	2 x Twin pine doors unvarnished, sanded with glass panels all intact. Pine door with glass panels to kitchen.
Carpets:	X	☐	☐	Brown Light Brown carpet As New.
Curtains:	X	☐	☐	2 x Cream curtains – Full length
Windows:	X	☐	☐	UPVC double doors in White
Light Fittings:	X	☐	☐	Single Pendant with paper shade
Other:	X	☐	☐	Brick fireplace with wine rack, and hardwood chest.

ITEMISED DESCRIPTION
Light brown carpet run from lounge to Kitchen
2 x large double CD racks of hardwood and black plastic
Large shelving unit in alcove of varnished pine
Large Oak/hardwood dining table with 6 matching chairs and light brown velour trim. White table runner x 2.
Large hardwood chest with four draws and two cupboards
Wall mounted brass gilt framed picture – P. MAIOCCO
Oak wall mounted frame (Washed wood)
Wall mounted Lincoln Clock
Double wall mounted radiator.
Large golf statue door stop – Unmarked.

DAMAGES
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KITCHEN	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Cream/white tiled splash backs around work surface. As New.
Ceiling:	X	☐	☐	White painted ceiling – plastered. As new.
Skirting/Woodwork/Cupboards	X	☐	☐	White woodwork around. Hardwood doors. Beech fitted cupboards with chrome handles, marble effect W/S.
Doors:	X	☐	☐	Barn Style hardwood door with brass fittings. Allen Key Locks top and bottom (Key provided)
Carpets:	X	☐	☐	Beech wood effect flooring.
Curtains:	X	☐	☐	2 x Fitted roller blinds with metal design.
Windows:	X	☐	☐	UPVC in White
Light Fittings:	X	☐	☐	Strip lighting
Other:	X	☐	☐	

ITEMISED DESCRIPTION
Large double white fridge freezer – Zanussi
Washing machine – Zanussi 1400
Dishwasher – Zanussi
Stoves Oven, Grill (Electric) and Hob (Gas)
Wall mounted fire blanket and 2 fire extinguishers
Wall mounted picture frame with peppers
Wall mounted next clock
2 x Glass cutting boards with wine and white designs
Instructions for all appliances
Neff built in Extractor fan in Chrome
Silver dust pan and brush
Bamboo clothes basket with matching lid
Metal foot pedal bin

CELLAR	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Rough Plaster and brickwork.
Ceiling:	X	☐	☐	Stripped
Skirting/Woodwork:	X	☐	☐	None
Doors:	X	☐	☐	Door to cellar – WWS
Carpets:	X	☐	☐	Concrete flooring
Curtains:	X	☐	☐	NONE
Windows:	X	☐	☐	NONE
Light Fittings:	X	☐	☐	Fluorescent Strip lighting
Other:	X	☐	☐	There is a broken shower hanging off the wall in the cellar where a downstairs shower used to be.

DESCRIPTION
Ironing board
Clothes rack
Wall mounted central heating control panel
Spare slates for the roof
Spare roof pot for the Chimney
Steel full length step ladder
Assorted paints
Combination Boiler – Pressure ok, working.

Broken shower and remnants of a downstairs shower room

BEDROOM 1	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Cream painted walls over plastered walls. As New – with exception to Damp as stipulated below.
Ceiling:	X	☐	☐	White painted over plaster. As New.
Skirting/Woodwork:	X	☐	☐	Glossed white woodwork As New.
Doors:	X	☐	☐	Pine stripped door with brass fittings and handles.
Carpets:	X	☐	☐	Beige Carpet As New.
Curtains:	X	☐	☐	2 x Cream curtains with steel rail As New.
Windows:	X	☐	☐	UPVC in White
Light Fittings:	X	☐	☐	Single pendant light fitting with paper shade
Other:	☐	X	☐	Damages – Large damp spot coming through the alcove.

ITEMISED DESCRIPTION
Large desk unit with newspaper/letter holders in Light beech
Dark rosewood effect coffee table with 3 x basket storage
Large shelving unit set (twin slotted together)
IKEA pine bedside table with cloth trim
Large pine wardrobe
Dehumidifier
Single bed with pull out bed underneath (2 mattress & Protectors)
3 x Wall mounted small mirror's – 2 x pine frame

DAMAGES
There is a large damp spot appearing from the ceiling on the alcove of the chimney wall. Needs further investigating. There is further damage under the windowsill. The plaster work has cracked, and is discoloured.

BATHROOM	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Marble effect tiled to ceiling around bath, shower and units. As New.
Ceiling:	X	☐	☐	White painted artexed ceiling over plaster. As New.
Skirting/Woodwork:	X	☐	☐	Tiled windowsills, wooden beech cupboards. Pine woodwork. As New.
Doors:	X	☐	☐	Pine door with brass handles As New.
Carpets:	X	☐	☐	Marble effect tiled flooring
Curtains:	X	☐	☐	None
Windows:	X	☐	☐	UPVC in White. Frosted glass.
Light Fittings:	X	☐	☐	4 x Sunken lights – one damaged.
Other:	X	☐	☐	Bathroom suite is in white – Toilet seat beech wood

ITEMISED DESCRIPTION
Grohe wall mounted shower. Curved glass shower screen
Wall mounted bathroom cabinet with mirrors on doors.
Freestanding large towel rail
Wall mounted radiator

DAMAGES
One of the lights is chipped (Paintwork)
One of the lights has come away from its fitting (Pictured).
There is a hole in the ceiling from an isolator switch (removed)

BEDROOM 2	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Cream painted walls over plastered walls. . As New.
Ceiling:	X	☐	☐	White painted artexed ceiling over plaster. White painted artexed As New.
Skirting/Woodwork:	X	☐	☐	Pine skirting boards, white glossed windowsills, pine dado rails around x 2. As New.
Doors:	X	☐	☐	2 x Twin pine doors unvarnished, sanded with glass panels all intact. As New.
Carpets:	X	☐	☐	Beige carpet As New.
Curtains:	X	☐	☐	4 x Cream curtains As New.
Windows:	X	☐	☐	UPVC in White
Light Fittings:	X	☐	☐	Paper light fitting
Other:	X	☐	☐	Purple painted inside the wardrobe.

ITEMISED DESCRIPTION
Fitted wardrobes with bamboo sliding doors (Painted Purple inside)
Double bed with mattress & protector (Hardwood frame)
Pine bedside table with cloth covering
4 x Curtains in cream
Hardwood chest of drawers
Vanity mirror with wooden frame
Pine dressing gown/towel rail
Wall mounted Mel Allan picture "Ullswater" Pine frame
Paper light fitting

ENSUITE DESCRIPTION
Glass shower screen with Grohe shower
Stainless Steel towel rail
Frosted Glass window
White fitted cupboards around toilet and pedestal unit
Fitted beech cupboards Pine door, brass handles.
Dark brown carpet
Waste bin and toilet roll holder in stainless steel
Beige roller blind
Wall mounted mirror

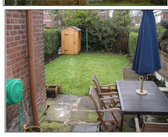
BEDROOM 3 (ATTIC)	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Cream painted walls over plastered walls. Eggshell and light grey pained over plaster work walls. As New.
Ceiling:	X	☐	☐	White painted ceiling over plaster. As New.
Skirting/Woodwork:	X	☐	☐	White glossed woodwork, skirting boards, and As New.
Doors:	X	☐	☐	Double UPVC doors with Juliette Balcony. 3 sets of keys provided. As New.
Carpets:	X	☐	☐	Beige (light) carpet fitted As New.
Curtains:	X	☐	☐	2 x Full length white cord curtains. 1 x Beige velux window blind. As New.
Windows:	X	☐	☐	UPVC in White and hardwood framed for the Velux window.
Light Fittings:	X	☐	☐	Sunken Halogen lighting
Other:	X	☐	☐	Blind on Velux window – working correctly.

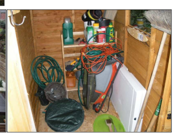
ITEMISED DESCRIPTION
King sized double bed with mattress, protector in pine
2 x matching bedside tables with 3 drawer unit in pine
2 x Matching IKEA lamps (Working)
Fitted pine wardrobes in the roof with further cabinets
Large walk in wardrobe with electric tie rack inside
4 poles for clothe hooks inside wardrobe
Large pine chest of drawers
Metal framed clothes basket with cloth
Desk and matching stool with faded floral effect cloth trim
Chrome switches
Wall mounted mirror
2 x Cord white curtains on steel metal pole
Door stop – large wooden cat – unmarked
4 x way extension chord
Beige rug, white and beige pattern (as new)
Wall mounted radiator

EXTERNAL	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	☐	☐	Brickwork all in order. The damp patch in the bedroom looks to be a problem from the Gable wall air vent.
Roof	X	☐	☐	Slates appear to be in order.
Woodwork/Gutters:	X	☐	☐	Bargeboards and soffits are in good order. No rot.
Doors:	X	☐	☐	UPVC rear patio doors x 2 and hardwood front door with glass sheet.
Garden	X	☐	☐	Garden tidy. Grass cut. Shrubbery cut back
Windows	X	☐	☐	UPVC double glazed
Outhouses	X	☐	☐	Wooden shed, secured.
Other Fittings	X	☐	☐	Sky Digital Dish. Alarm box
Other:	X	☐	☐	Tidy

ITEMISED DESCRIPTION
Garden table with four matching chairs with Sun Umbrella
Wall mounted Hose Pipe
Outdoor barbeque (Gas)
Dustbin and Garden Waste bin
Various plant pots
SHED –
- Lawnmower with extender chord
- Additional hose pipes x 2
- Weeding implements
- Yard Brush and Spade
- Hooks with pine backing board

Wall mounted trellis on rear of property
Locked side gate with key





SAFETY REQUIREMENTS:	**Gas Safety Check – 08/01/2009**
FIRE ESCAPE (DETAIL):	Juliette Balcony fully operable. 3 full opening windows upstairs.
Is the property HMO legislation	NO

Electricity Meter Reading	61024
Gas Meter Reading	00759.301
Key List:	

ANY SPECIFIC DAMAGE TO THE PROPERTY AND GENERAL UPKEEP OF PROPERTY:	The property has been thoroughly cleaned throughout. There are no marks on the carpets, flooring or any other damages so far as the entries above.

Dear Tenant,

Please read the details below.

I find this inventory to be a true and accurate description of the property. I understand that I am liable for any additional damage to the property that has not been logged in this inventory.

I will inform The Carrington Partnership of any additional damage that has not been noticed on the inventory within seventy two hours of my tenancy commencing or this inventory being sent to me (whichever is the later).

Signed: ________________________ Name: **Mr. Christopher Billington**

Signed: ________________________ Name: **Mr. Richard Powell**

Signed: ________________________ Name: **Mr. Mark Amison**

Signed: ________________________ **Name:** ____________________________

Dated: ________________________

On behalf of The Carrington Partnership

This inventory was completed on 09/01/2009
JAG

Date returned to office: _________________________

Received by: ______________________

The schedule of condition and Inventory is a full report of the contents and standard that the property has been presented to the tenant. This is a TDS approved inventory to prevent disagreements at the termination of the lease. It protects both the landlord and the tenant. The cost for a full report on a property are as follows:

Furnished House £95.00

Furnished Flat £85.00

Unfurnished House £80.00

Unfurnished Flat £75.00

At least two days notice is needed before the tenant moves in. All Schedule's are provided in PDF format for use on any computer or printer.