

INVENTORY AND SCHEDULE OF CONDITION DATE OF INSPECTION: [REDACTED] 2009

Property Address: [REDACTED], [REDACTED], Cheshire. [REDACTED] [REDACTED]

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 Elec.fire: Open fire:
(Living Flame)
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 [REDACTED] centre and [REDACTED]. The property is Gas Central Heated, and benefits Double Glazing.

Signature/Initials: _____

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



Signature/Initials: _____

LOUNGE/LIVING ROOM	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	<input type="checkbox"/>	<input type="checkbox"/>	Cream painted walls over plastered walls. Eggshell and light grey painted over plaster work walls. As New.
Ceiling:	X	<input type="checkbox"/>	<input type="checkbox"/>	White painted artexed ceiling over plaster. White painted artexed above dado rail. As New.
Skirting/Woodwork:	X	<input type="checkbox"/>	<input type="checkbox"/>	Pine skirting boards, white glossed windowsills, pine dado rails around x 2. As New.
Doors:	X	<input type="checkbox"/>	<input type="checkbox"/>	2 x Twin pine doors unvarnished, sanded with glass panels all intact. As New.
Carpets:	X	<input type="checkbox"/>	<input type="checkbox"/>	Oak Effect stripped flooring As New.
Curtains:	X	<input type="checkbox"/>	<input type="checkbox"/>	4 x Cream curtains As New.
Windows:	X	<input type="checkbox"/>	<input type="checkbox"/>	UPVC in White
Light Fittings:	X	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling mounted pendant with paper shade
Other:	X	<input type="checkbox"/>	<input type="checkbox"/>	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 (FS93)
 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.



Signature/Initials: _____

DINING ROOM	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	<input type="checkbox"/>	<input type="checkbox"/>	Cream painted walls over plastered walls. Eggshell and light grey painted over plastered walls. As New.
Ceiling:	X	<input type="checkbox"/>	<input type="checkbox"/>	White painted artexed ceiling over plaster. White painted artexed above dado rail. As New.
Skirting/Woodwork:	X	<input type="checkbox"/>	<input type="checkbox"/>	Pine skirting boards, white glossed windowsills, pine dado rails around x 2. As New.
Doors:	X	<input type="checkbox"/>	<input type="checkbox"/>	2 x Twin pine doors unvarnished, sanded with glass panels all intact. Pine door with glass panels to kitchen.
Carpets:	X	<input type="checkbox"/>	<input type="checkbox"/>	Brown Light Brown carpet As New.
Curtains:	X	<input type="checkbox"/>	<input type="checkbox"/>	2 x Cream curtains – Full length
Windows:	X	<input type="checkbox"/>	<input type="checkbox"/>	UPVC double doors in White
Light Fittings:	X	<input type="checkbox"/>	<input type="checkbox"/>	Single Pendant with paper shade
Other:	X	<input type="checkbox"/>	<input type="checkbox"/>	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 (FS93). 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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Signature/Initials: _____

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



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



Signature/Initials: _____

CELLAR	Satisfactory	Needs Attention (if ticked add comments)	Replace	Comments
Walls:	X	<input type="checkbox"/>	<input type="checkbox"/>	Rough Plaster and brickwork.
Ceiling:	X	<input type="checkbox"/>	<input type="checkbox"/>	Stripped
Skirting/Woodwork:	X	<input type="checkbox"/>	<input type="checkbox"/>	None
Doors:	X	<input type="checkbox"/>	<input type="checkbox"/>	Door to cellar – WWS
Carpets:	X	<input type="checkbox"/>	<input type="checkbox"/>	Concrete flooring
Curtains:	X	<input type="checkbox"/>	<input type="checkbox"/>	NONE
Windows:	X	<input type="checkbox"/>	<input type="checkbox"/>	NONE
Light Fittings:	X	<input type="checkbox"/>	<input type="checkbox"/>	Fluorescent Strip lighting
Other:	X	<input type="checkbox"/>	<input type="checkbox"/>	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

Signature/Initials: _____

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



Signature/Initials: _____

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



Signature/Initials: _____

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

Signature/Initials: _____

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



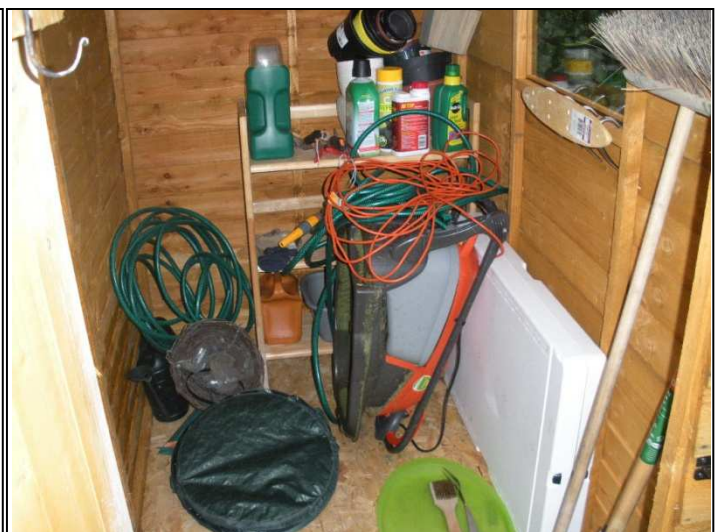
Signature/Initials: _____

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



Signature/Initials: _____

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	 <p>61024</p>
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Gas Meter Reading	 <p>00759.301</p>
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Key List:	
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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.
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Signature/Initials: _____

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.** [REDACTED]

Signed: _____ **Name: Mr.** [REDACTED]

Signed: _____ **Name: Mr.** [REDACTED]

Signed: _____ **Name:** _____

Dated: _____

On behalf of [REDACTED]

This inventory was completed on 09/01/2009
JAG

Date returned to office: _____

Received by: _____

Signature/Initials: _____

GUIDE

This inventory is prepared as a detailed report of the property and its contents at the time of the inspection, and has been compiled by an independent company to give an accurate record of the property's internal and external condition, and its contents. This should not be used as a structural survey report.

The report will give a general description of items, and not value costing or detailed descriptions as in the case of precious materials or specific types of material.

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

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

SAFETY DISCLAIMER

This inventory only relates to the property contents, fixtures, fittings and furniture. It is no guarantee that the property has passed the relevant safety inspections as required by law.

FURNITURE & FIRE (FIRE SAFETY) REGULATIONS 1993

Any furniture that comes under the above category will be marked on the inventory accordingly with FS93. If there are not labels to view on the furniture then they will be marked with "None Compliant". This does not however mean that they do not comply with the law, but means that no appropriate label has been seen.

SMOKE DETECTORS

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

LIGHT BULBS

All light bulbs working unless otherwise stated

CHECK OUT INSPECTION AT THE END OF THIS 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 checkout inspection is due. Failure to do this may incur costs for additional time in location of items. Any items damaged or missing will be repaired or replaced as necessary.

Tenants are given a period of 72 hours from receiving the Schedule of condition to notify [REDACTED] is writing of any amendments they deem necessary. Should any such notification fail to be delivered within this period, it will be assumed that it is accepted by the tenant as a true reflection of the property at the start of the tenancy.

Signature/Initials: _____

CONDENSATION AND DAMP

General notes for tenants

Damp can affect any homes, and generally the most common cause of damp is poor air circulation and closed windows. Since most properties are now double glazed, there have been in increased incidence of damp in properties. A common reason is because although Double Glazing is designed to reduce noise pollution and heat escape, the other side effect is moist air being unable to escape also. The most common signs of damp that manifest itself in the forms of:

1. "blackspot" – Black spots appearing on wallpaper and painted surfaces
2. Fungal growth
3. Peeling wallpaper

The most common areas are radiators, windows and doors. Which is where it is either very cold, or goes from hot to cold often.

HOW TO COMBAT DAMP:

1. It is imperative that the property has air flowing through it. Leave a window open in a room to the front and the rear for as long as possible at least once a day, and leave doors ajar to allow the air to circulate.
2. If you have an expelair in the kitchen and bathroom, ensure that they are operational before cooking or using the bathroom.
3. Never dry washing on the radiators.
4. Airbricks should be left with the vents open
5. Any patches of spot or fungal growth should be treated with a fungicidal solution or a weak bleach solution and the wall should be allowed to dry out thoroughly before any redecoration is carried out.
6. De-humidifying machines are available to rent or buy. They extract moisture from the air and can be beneficial in most extreme cases.
7. Always ensure you have informed the office.

GAS SAFETY CHECK

Once per year your landlord is legally obliged to conduct a Gas Safety Inspection with a corgi registered engineer. Your landlord or agent will contact you before this is due.

AND FINALLY:

Please enjoy your tenancy, and allow others to enjoy theirs. If you have any complaints about the service you have received, please contact our office and speak to one of the team, where we will be glad to assist with any concern you may have.

Signature/Initials: _____