



Inventory & Check In Report

For

Flat 6, Holly Court, 97 Buxton Road, West Handley, Brighton, BN1 7NB

Date Of Report - 03-03-2021

Report Prepared By - Jackson Blake



Report Instructed By:
Mayfair Estates (Seven Dials)



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Report Information

Your Inspection Document

This inspection document known as the “Report” is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - Inventory / Check-In / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within each room or area will be listed individually and contain a standard description format as follows: Name of Room / Inspection Area, name of element (Wall, Floor, Switch, Window etc), being inspected. The overall colour of element, element general condition, element serial number. The element description will follow this format: Type, Feature, Finish, Comments. The element will then list any problems which we call “Observations”. The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and, in the condition, described. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room.

Words And Their Meanings

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk to help describe the appearance, look, feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings or supplied with a receipt.

The Inventory Clerk / Company Compiling The Report

Inventory Clerks and the Company they work with are not professional or qualified tradespeople for the purpose of conducting the report. This means they are not plumbers, electricians, heating or gas safe experts etc. The Clerks reports on what he / she observes, nothing more. The Clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc. Heating by switching up the thermostat etc.

How The Inspection Is Carried Out

The inventory Clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including Gardens, Garages, Out-Building etc. Communal areas will not be inspected. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory Company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is always advised that these areas be secured with no access granted to the tenants.

Terminology And Quantity

Where there are numerous or substantial amounts of general items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as "A Number Of Books / Many Books" etc. The plural term Cutlery, Glasses. Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required, this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale may be calculated and the cost of carrying out the extra work.

Ownership And Copyright

This report remains the property of the company / person producing the report and shall not be used or copied without their written permission.

Quailty Inventories

Address: 19 Heron House, 78 London Road, Brighton, BN1 6PO

Tel: [07584 007 666](tel:07584007666)

Email: info@quailtyinventoriesltd.com

What Is Included In The Report

The Smoke And Carbon Monoxide Alarm (England) Regulations 2015

As of 1st October 2015: Only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms.

Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors




On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing or email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

Report Updates

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue, cleaning issues blocking the full extent of any damages, lighting etc.

Check-Out Report Guidance

If the inspection carried out is a Check-Out Report, we will base our observations on the information detailed in the original Inventory / Schedule Of Condition / Check-In report carried out at the start of the tenancy.

Ned Momammad	Clare Anderson	Peter McNish
		

Advice For Tenants

The following is a guide on how to present the property on the day of Check-Out and its return to the Landlord / Agent.

The Inventory Clerk will conduct a Check-Out report on the last day of the tenancy or the date agreed with your Agent / Landlord.

On this date you must have removed all personal effects, prepared and cleaned the property for inspection by the Clerk at the agreed time.

The Clerk will use a copy of the report produced at the start of tenancy. He / She will use this report as a guide and report on the current condition of fixtures, fitting and contents. Attention will be given to damage, fair wear and tear and cleanliness. The clerk will report on both "Positive" and Negative" observations.

It is the tenant's responsibility to ensure that the property, its fixtures, fittings and contents are in the same condition or better including state of cleanliness, as it was presented to them on Check-In, with allowance for "Fair Wear & Tear". Cleanliness issues cannot be classed as "Fair Wear & Tear". Ensure the standard of cleanliness in all areas is the same or better as the day of Check-In.

Any issues will be detailed into the Check-Out report with supporting descriptions and evidential photographs.

Finally, if you have paid for a professional clean then please leave a copy of the receipt in the property so the clerk can copy it into the report supporting the fact that the property has been professionally cleaned. The software has a section solely for this purpose!

*****PLEASE READ VERY IMPORTANT*****

This Inspection Document must be signed by the tenant(s) or their representative ideally at the time of Check-In and their details completed - Full name, mobile or telephone number and email address - , if present, and returned with any amendments as required, to the Landlord / Agent within SEVEN DAYS from the start of the tenancy. If the report is not returned by the tenants within this timescale, any future discrepancies will not be admissible.

Ned Momammad Clare Anderson Peter McNish

Ned Momammad

Clare Anderson

Peter McNish

*****PLEASE READ VERY IMPORTANT*****

Ned Momammad Clare Anderson Peter McNish

Ned
Momammad

Clare
Anderson

Peter
McNish

Property Particulars

Overview Of Property Inspected

Property Furnished	Furnished
Property Type	Apartment / Flat
Property Style	Purpose Built
Stopcock Location	Airing Cupboard
Security Alarm	Entrance Hallway

Property Utilities Meters

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Communal Hallway Cupboard - Ground Floor	PO12784A 765	00938	Tariff - Paid Directly From Bank Account	FB2 Key Required For Access	03-03-2021



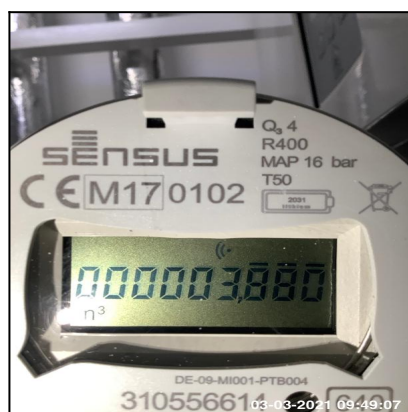
Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	Communal Hallway Cupboard - 1st Floor	31000567	000003,880	Tariff - Paid Directly From Bank Account	FB2 Key Required For Access	03-03-2021

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Ned Momammad

Clare Anderson

Peter McNish



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Heat Interface Unit - HIU	Airing Cupboard	CLS0266/ NR	0004376	Tariff - Paid Directly From Bank Account	None	03-03-2021



Keys And Sundries (4)

Item	Type	Location	Serial #	No. Issued (Check-In)
1	High Security Lock Key (Mul-T-Lock Type)	Front Door - Lower	None	1
Comment:	Lock Very Stiff To Operate			

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Item	Type	Location	Serial #	No. Issued (Check-In)
2	Security Fob / Remote	Main Communal Entrance	0098678	1
Comment:	None			



Item	Type	Location	Serial #	No. Issued (Check-In)
3	Yale Key	Front Door - Upper	None	2
Comment:	None			

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Item	Type	Location	Serial #	No. Issued (Check-In)
4	Miscellaneous	Mailbox	F98	1
Comment:	Found In Property - Left In Top Drawer Of Kitchen			



Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
Fire Blanket / Fire Extinguisher	Present	Kitchen Fire Extinguisher Wall Mounted By Fridge Freezer Fire Blanket Loose On Worktop	NA

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Type	Status	Comment	Valid To Date
Heat Detector (Does Not Form Part Of Smoke & CO Detector Regulations 2015)	Tested For Power Only - Working	Kitchen Ceiling	NA



Type	Status	Comment	Valid To Date
Energy Performance Certificate (EPC)	Valid	Provided By Agent Pre Inspection	26-02-2031

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[illegible]

Type	Location	Status	Comment	Date Tested
Smoke Detector	Bedroom 1 Ceiling	Tested For Power Only - Not Working	Bill Maynard Of Mayfair Estates Informed At 0800 Hrs	03-03-2021

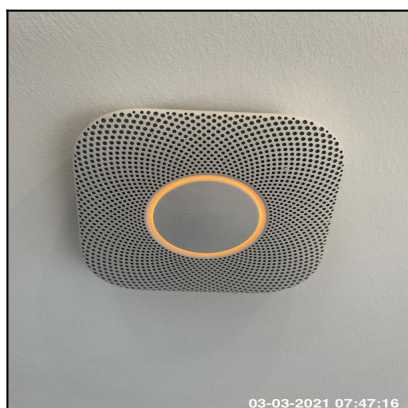
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Holland

Clare
Anderson

Peter
McNish



Type	Location	Status	Comment	Date Tested
Smoke Detector	Lounge Ceiling	Tested For Power Only - Working	Nest Device	03-03-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Bedroom 2 Ceiling	Tested For Power Only - Working	None	03-03-2021

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Inspection Notes

Electrical Engineer Finishing ECIR Present During Inspection, This My Be Visible In Some Photos

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Anderson

Peter
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Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
Furnishings	Cleaned To A Professional Standard	NA
Curtains and Blinds	Cleaned To A Professional Standard	NA
Mattress(es)	Cleaned To A Professional Standard	NA
Windows (Outside)	Light Cleaning Required Throughout	NA
Windows (Inside)	Cleaned To A Professional Standard	NA
Hard Flooring	Cleaned To A Professional Standard	NA
Carpet(s)	Cleaned To A Professional Standard	NA
Overall Cleanliness	Cleaned To A Professional Standard	01-03-2021

Your company name
123 Your Street
City, State, Country
ZIP Code

554-555-1234
your@email.com
yourwebsite.com

BILLED TO:
Client Name
Street address
City, State, Country
ZIP Code

Invoice

DESCRIPTION	UNIT	COST	QTY/HR	RATE	AMOUNT
Your item name	\$0	1		\$0	
Your item name	\$0	1		\$0	
Your item name	\$0	1		\$0	
Your item name	\$0	1		\$0	
Your item name	\$0	1		\$0	
Your item name	\$0	1		\$0	
Your item name	\$0	1		\$0	
Your item name	\$0	1		\$0	
SUBTOTAL				\$0	
DISCOUNT				\$0	
(TAX RATE)				0%	
TOTAL				\$0	
INVOICE TOTAL					\$2,000

TERMS
E.g. Please pay invoice by MARCH 15TH

03-03-2021 07:48:21

Area	State	Cleaning Receipt Date
Kitchen Overview	Cleaned To A Professional Standard	NA
Oven / Hob / Cooker / Extractor Hood	Cleaned To A Professional Standard	NA
White Goods	Cleaned To A Professional Standard	NA
Bathroom Overview	Cleaned To A Professional Standard	NA
Bath / Shower / Furniture	Cleaned To A Professional Standard	NA

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AndersonPeter
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Property Rooms / Areas

1: Entrance Hallway



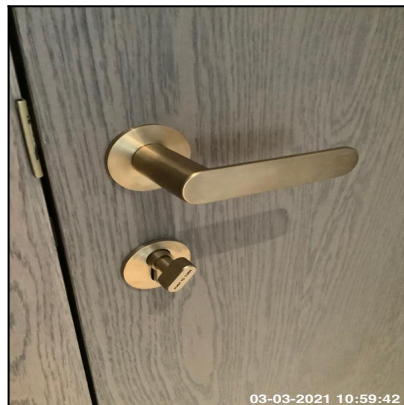
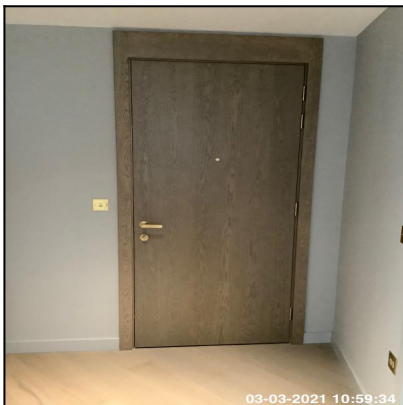
1.1 Doors

Overall Colour:

General Condition:

Wood Effect

Brand New / Newly Refurbished Condition



1.1 Doors

1.1 Doors

1.1 Doors

Serial #	Element	Element Description
1.1.1	Door	Type: Panelled - Flat Finish: Wood Features: Furniture - Brass Effect, Handles - Lever Style

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Clare Anderson

Peter McNish

1.1.2	Door Frame	Type: Wood Finish: Frame Coloured - Light Wood Effect
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Serial #	Door - Observation - (Inventory & Check In)
1.1.1	Exterior Door Handle Loose



1.1.1 Exterior Door Handle Loose

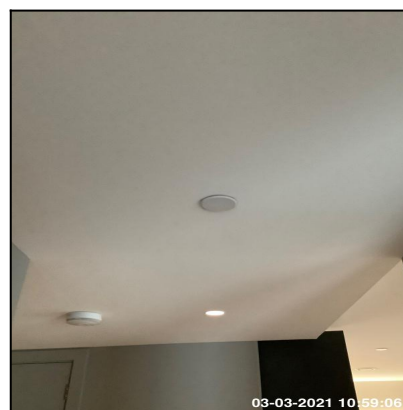
1.2 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



1.2 Ceiling



1.2 Ceiling



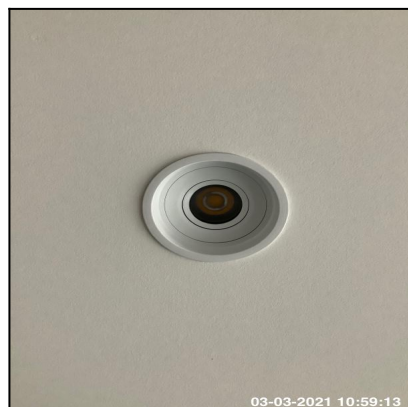
1.2 Ceiling

Serial #	Element	Element Description
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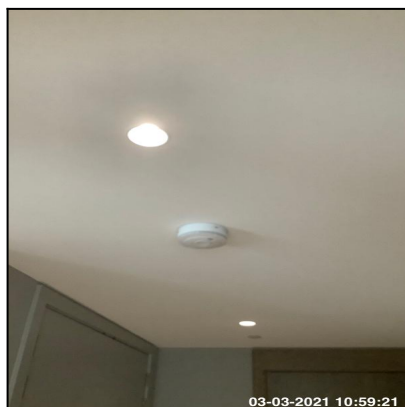
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1.2.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let
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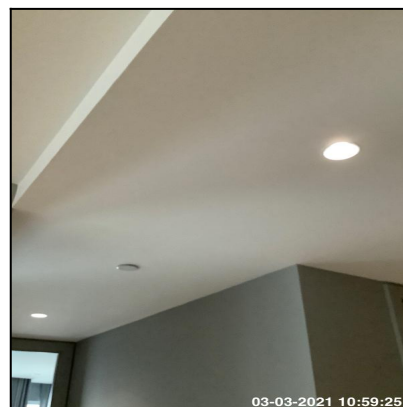
1.3 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



1.3 Lighting



1.3 Lighting

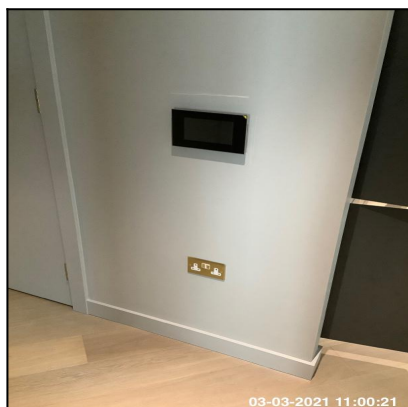


1.3 Lighting

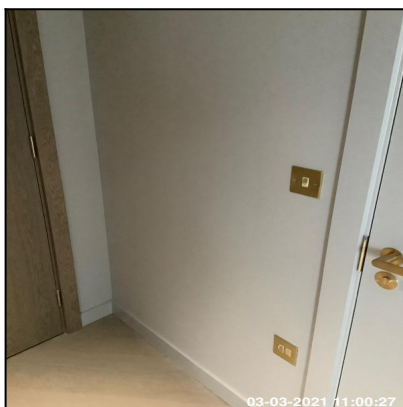
Serial #	Element	Element Description
1.3.1	Recessed Spotlights	Number Of Fittings: x04 Finish: UPVC Features: Bulb - Halogen

1.4 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

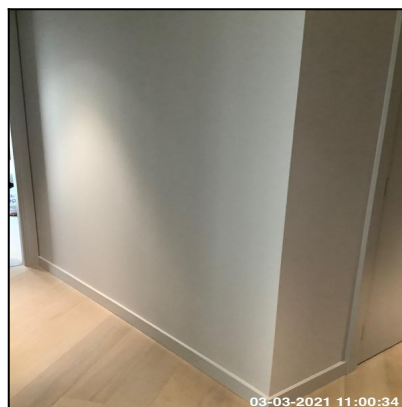
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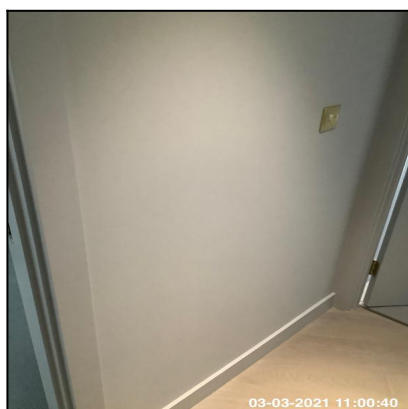
1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls

Serial #	Element	Element Description
1.4.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let Features: Door Stop
1.4.2	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

1.5 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

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1.5 Switch



1.5 Switch

Serial #	Element	Element Description
1.5.1	Fused	Type: Wall Mounted, For Heater Finish & Number Fitted: Metal Effect x01, Unit Coloured Brass Effect Features: With Fuse Clip
1.5.2	Single	Type: For Light, Wall Mounted Finish & Number Fitted: Unit Coloured Brass Effect, Metal Effect x02 Features: Inserts Coloured White

1.6 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

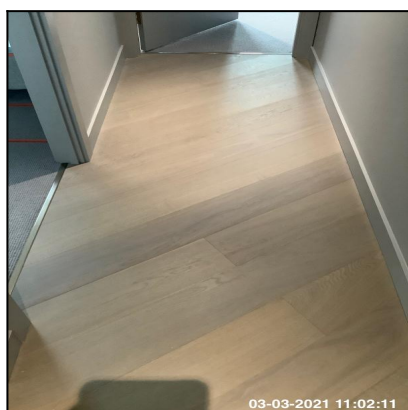
Ned Momammad Clare Anderson Peter McNish
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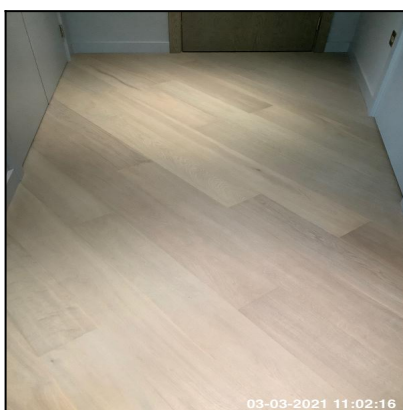
1.6 Socket Outlet

Serial #	Element	Element Description
1.6.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Unit Coloured Brass Effect, Metal Effect x01 Features: Inserts Coloured White

1.7 Floor	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition



1.7 Floor



1.7 Floor

Serial #	Element	Element Description
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1.7.1	Floors	Type: Engineered Wood Board Finish: Light Floorboard Effect
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1.8 Security

Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition



1.8 Security

Serial #	Element	Element Description
1.8.1	Entry Phone / Video	Make: Make Unknown Finish: Glass / UPVC Screen Features: LCD Screen, Tested - Working, Wall Mounted

2: Airing Cupboard



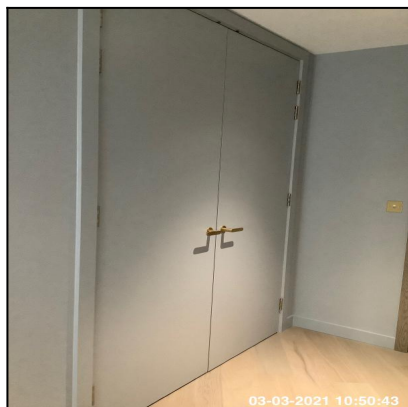
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Anderson

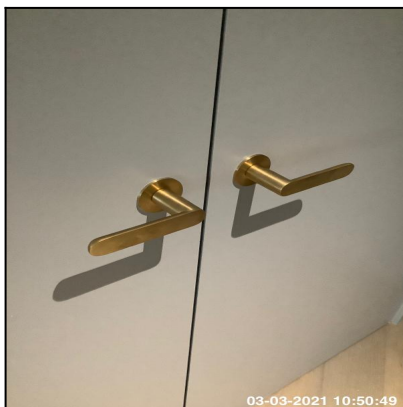
Peter McNish

Peter
McNish

2.1 Doors	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



2.1 Doors



2.1 Doors

Serial #	Element	Element Description
2.1.1	Door	Type: Panelled - Flat, Double Finish: Newly Painted For This Let, Wood Features: Furniture - Brass Effect, Handles - Lever Style
2.1.2	Door Frame	Type: Wood Finish: Newly Painted For This Let

2.2 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

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2.2 Ceiling



2.2 Ceiling

Serial #	Element	Element Description
2.2.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let Comments: Service Pipes Attached

2.3 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



2.3 Walls



2.3 Walls



2.3 Walls

Serial #	Element	Element Description
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2.3.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let Features: Door Stop
2.3.2	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

2.4 Switch	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



2.4 Switch



2.4 Switch

Serial #	Element	Element Description
2.4.1	Fused	Type: For Appliance Finish & Number Fitted: UPVC x04, Unit Coloured White Features: With Fuse Clip
2.4.2	Single	Type: For Light Finish & Number Fitted: UPVC x01, Unit Coloured White Effect

2.5 Socket Outlet	
Overall Colour:	General Condition:

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White	Brand New / Newly Refurbished Condition
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2.5 Socket Outlet



2.5 Socket Outlet

Serial #	Element	Element Description
2.5.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x01, Unit Coloured White
2.5.2	Single	Type: Wall Mounted Finish & Number Fitted: UPVC x01, Unit Coloured White

2.6 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



2.6 Floor



2.6 Floor

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Serial #	Element	Element Description
2.6.1	Floors	Type: Vinyl Features: Threshold Bar - Brass Effect

Serial #	Floors - Observation - (Inventory & Check In)
2.6.1	Tape Behind Washer / Dryer



2.6.1 Tape Behind Washer / Dryer

2.7 Fuse Box	
Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition



2.7 Fuse Box



2.7 Fuse Box

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Serial #	Element	Element Description
2.7.1	Fuse Box	Type: Fuse Trips Finish: Metal Features: Cover, Fuse Location Information

Serial #	Fuse Box - Observation - (Inventory & Check In)
2.7.1	Locked Padlock Present



2.7.1 Locked Padlock Present

2.8 Air Conditioning Unit	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



2.8 Air Conditioning Unit



2.8 Air Conditioning Unit

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Serial #	Element	Element Description
2.8.1	Air Conditioning Unit	Finish: Metal Body, Wall Mounted Features: Controls Built In Comments: Make - Vent-Axia

2.9 Washer / Dryer	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



2.9 Washer / Dryer



2.9 Washer / Dryer



2.9 Washer / Dryer



2.9 Washer / Dryer



2.9 Washer / Dryer



2.9 Washer / Dryer

Serial #	Element	Element Description
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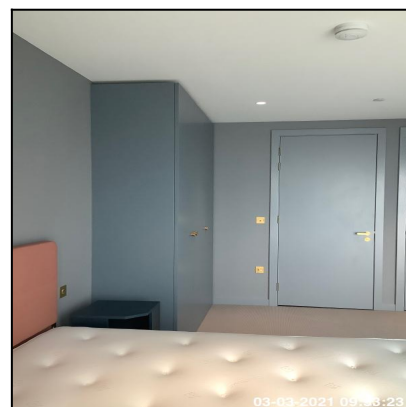
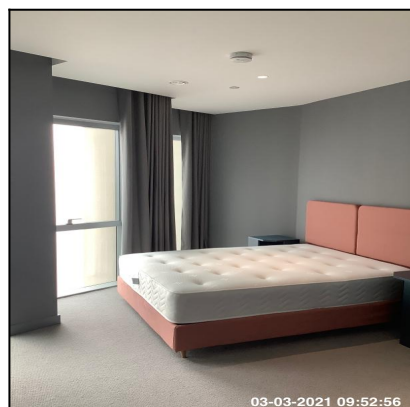
2.9.1	Washer / Dryer	Make: Siemens Type: Front Loading, Free Standing Features: Control Dial, Control Buttons, Soap Drawer
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Serial #	Washer / Dryer - Observation - (Inventory & Check In)
2.9.1	No Power To Appliance



2.9.1 No Power To Appliance

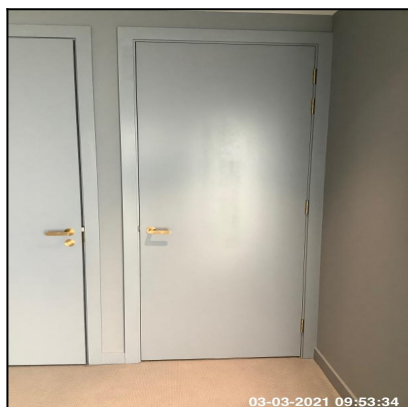
3: Bedroom 1 - RHS



3.1 Doors

Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

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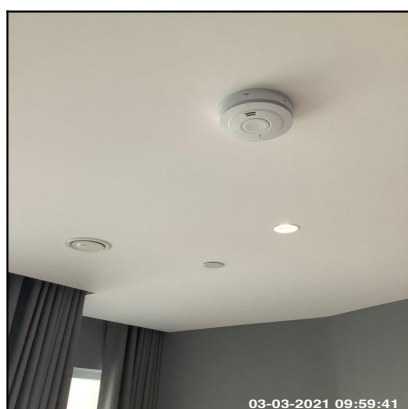
3.1 Doors



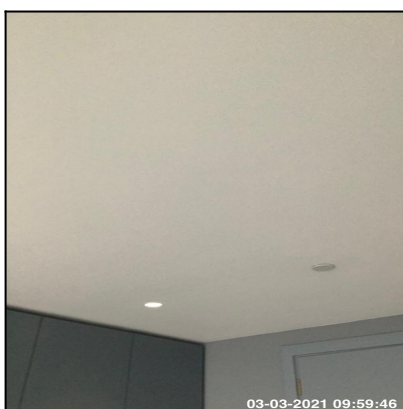
3.1 Doors

Serial #	Element	Element Description
3.1.1	Door	Type: Panelled - Flat Finish: Newly Painted For This Let, Wood Features: Furniture - Brass Effect, Handles - Lever Style
3.1.2	Door Frame	Type: Wood Finish: Newly Painted For This Let

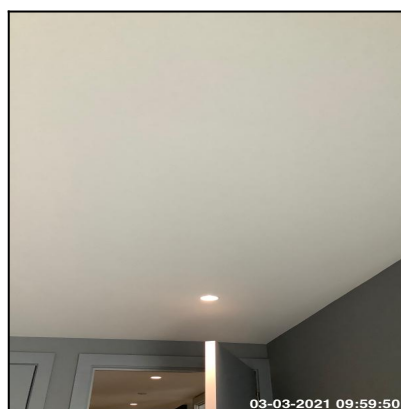
3.2 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



3.2 Ceiling



3.2 Ceiling



3.2 Ceiling

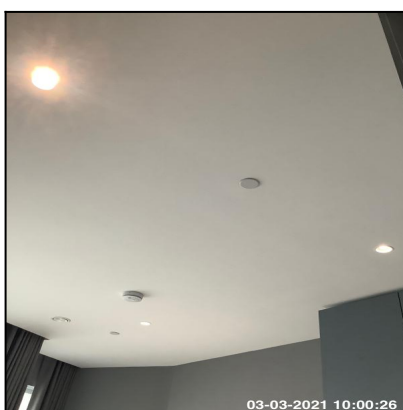
Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

Serial #	Element	Element Description
3.2.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

3.3 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



3.3 Lighting

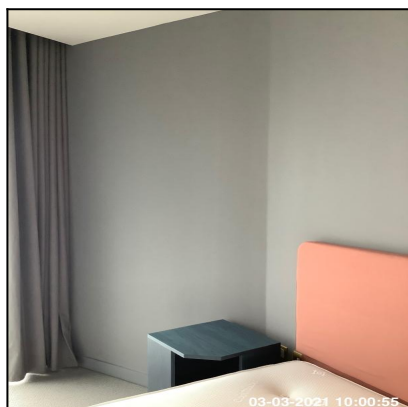


3.3 Lighting

Serial #	Element	Element Description
3.3.1	Recessed Spotlights	Number Of Fittings: x04 Finish: UPVC Features: Bulb - Halogen

3.4 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

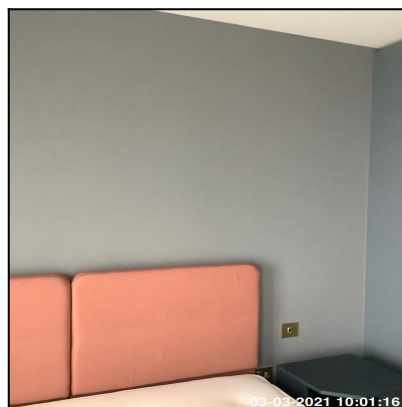
Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



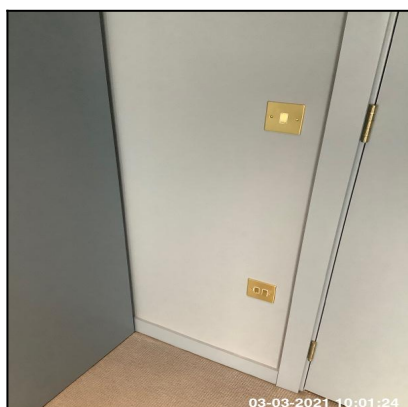
3.4 Walls



3.4 Walls



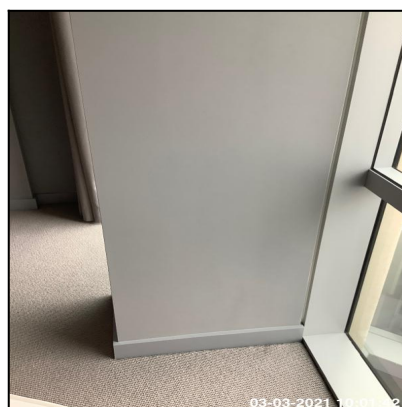
3.4 Walls



3.4 Walls



3.4 Walls

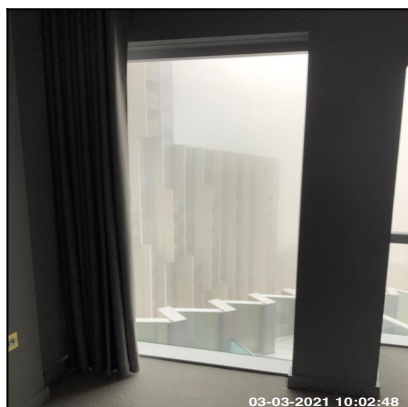


3.4 Walls

Serial #	Element	Element Description
3.4.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let Features: Door Stop
3.4.2	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

3.5 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish
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3.5 Windows



3.5 Windows



3.5 Windows



3.5 Windows



3.5 Windows

Serial #	Element	Element Description
3.5.1	Windows	<p>Type & Number Fitted: Casement, x03</p> <p>Finish: Coated Metal</p> <p>Features: Furniture - Chrome Effect, Glazed - Double, Handles - Lever With Button & Lock</p>

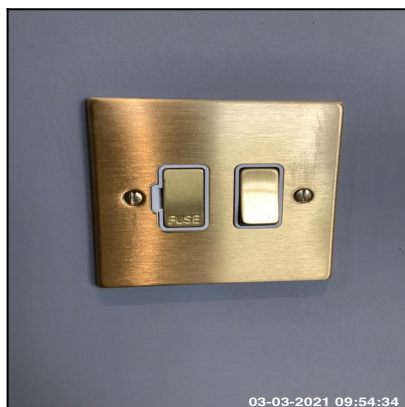
3.6 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish

Ned Momammad *Clare Anderson* *Peter McNish*



3.6 Switch



3.6 Switch

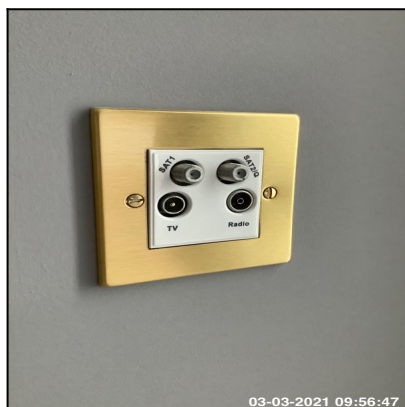
Serial #	Element	Element Description
3.6.1	Fused	Type: For Heater, Wall Mounted Finish & Number Fitted: Metal Effect x01, Unit Coloured Brass Effect Features: Inserts Coloured White, With Fuse Clip
3.6.2	Single	Type: For Light, Wall Mounted Finish & Number Fitted: Unit Coloured Brass Effect, Metal Effect x03 Features: Inserts Coloured White

3.7 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

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3.7 Socket Outlet



3.7 Socket Outlet



3.7 Socket Outlet

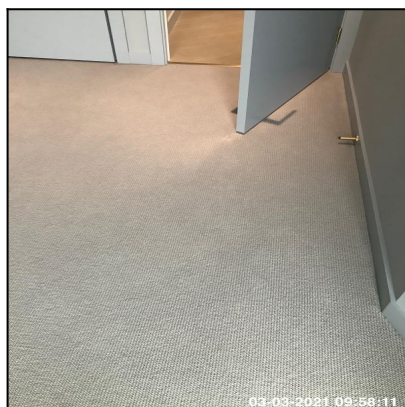
Serial #	Element	Element Description
3.7.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x03, Unit Coloured Brass Effect Features: Inserts Coloured White
3.7.2	Network Point	Type: Wall Mounted Finish & Number Fitted: Metal, x01 Features: Inserts Coloured White
3.7.3	Satellite / TV	Make: Wall Mounted , With FM Socket, With Satellite Socket, With TV Ariel Socket Finish & Number Fitted: Metal Effect x01, Unit Coloured Brass Effect Features: Inserts Coloured White

3.8 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

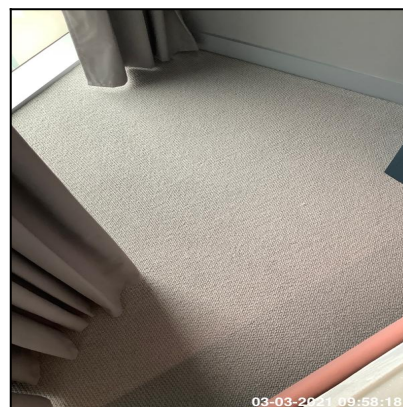
Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



3.8 Floor



3.8 Floor



3.8 Floor

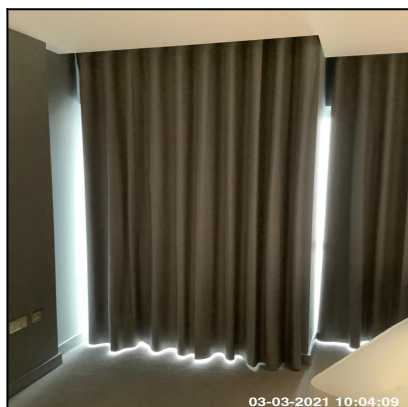


3.8 Floor

Serial #	Element	Element Description
3.8.1	Floors	Type: Carpet Features: Threshold Bar - Brass Effect, Wall To Wall Fitted

3.9 Curtains / Shutters	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

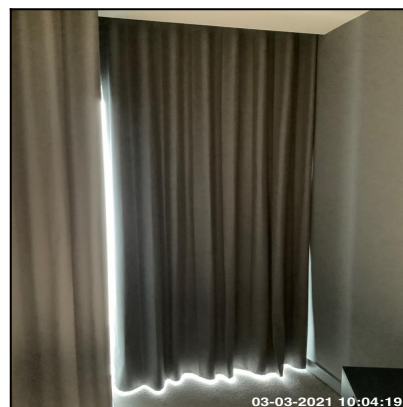
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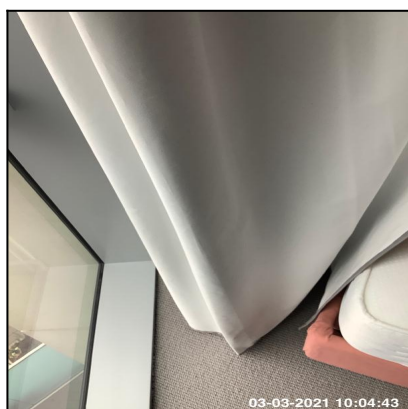
3.9 Curtains / Shutters



3.9 Curtains / Shutters



3.9 Curtains / Shutters

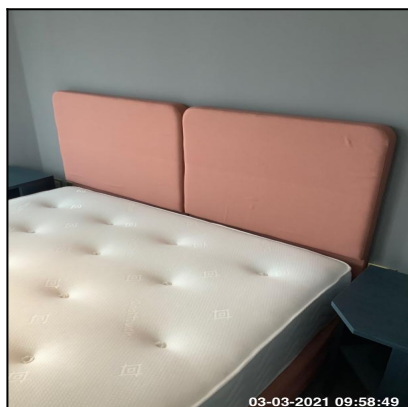


3.9 Curtains / Shutters

Serial #	Element	Element Description
3.9.1	Curtains	Type: Length To Floor Finish: Synthetic Features: Lined, Attached To Pole Via Clips
3.9.2	Poles / Track	Type: Track Finish & Number Fitted: Metal, x03 Features: Clips / Rings UPVC

3.10 Bed	
Overall Colour:	General Condition:
Red	Brand New / Newly Refurbished Condition

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3.10 Bed



3.10 Bed



3.10 Bed

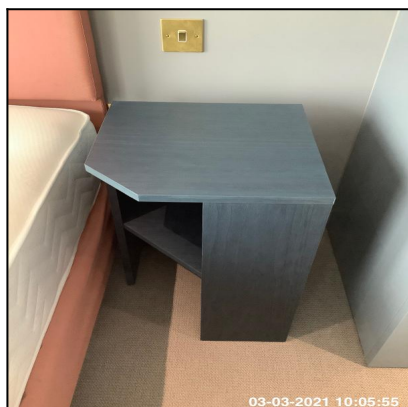


3.10 Bed

Serial #	Element	Element Description
3.10.1	Bed	<p>Type: Double Bedstead</p> <p>Finish: Cloth / Leather Effect Covered Base</p> <p>Features: Fire Label Recorded, Head Board Cloth / Leather Effect, Mattress - Double</p>

3.11 Bedside Table	
Overall Colour:	General Condition:
Blue (Dark)	Brand New / Newly Refurbished Condition

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3.11 Bedside Table



3.11 Bedside Table



3.11 Bedside Table

Serial #	Comments Added Post Inspection By Tenant	Supporting Photographs
3.11	Bedside Table - Landlord stated in email of 12/2/2021 that 2 x new bedside lamps would be supplied prior to check in. Property searched no lamps found. - Added by: Ned Momammad On 03-03-2021 @ 13:56:43 Hrs	

Serial #	Element	Element Description
3.11.1	Bedside Table	Type & Number Present: x02 Finish: Wood, Stained Features: Shelves x01

3.12 Wardrobe	
Overall Colour:	General Condition:
Blue (Dark)	Brand New / Newly Refurbished Condition

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3.12 Wardrobe



3.12 Wardrobe



3.12 Wardrobe



3.12 Wardrobe



3.12 Wardrobe



3.12 Wardrobe

Serial #	Element	Element Description
3.12.1	Wardrobe	<p>Type & Number Fitted: Built In, x02</p> <p>Finish: Double Doors, Wood, Single Door</p> <p>Features: Drawers x03, Furniture Brass Effect, Handles - Knob, Handle To Each Door, Hanging Rail, Shelves x05</p>

3.13 Room Thermostat Control	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

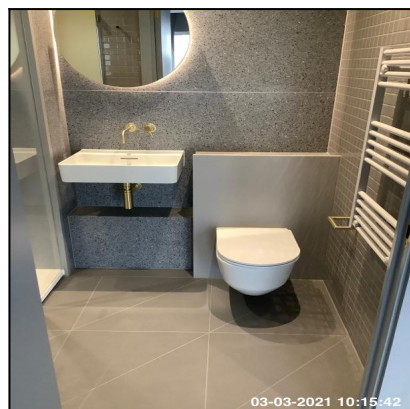
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3.13 Room Thermostat Control 3.13 Room Thermostat Control

Serial #	Element	Element Description
3.13.1	Room Thermostat Control	Make: OJ Electronics Finish: UPVC Features: Digital Display, Buttons, Cover, Wall Mounted

4: En-Suite (Bedroom 1)



4.1 Doors

Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish
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4.1 Doors



4.1 Doors

Serial #	Element	Element Description
4.1.1	Door	Type: Panelled - Flat Finish: Newly Painted For This Let, Wood Features: Furniture - Brass Effect, Handles - Lever Style, Lock - Thumb Turn
4.1.2	Door Frame	Type: Wood Finish: Newly Painted For This Let

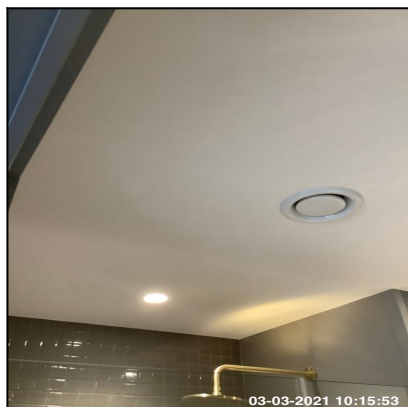
Serial #	Door Frame - Observation - (Inventory & Check In)
4.1.2	Small Paint Chip Above Lock Return



4.1.2 Small Paint Chip Above Lock Return

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4.2 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



4.2 Ceiling



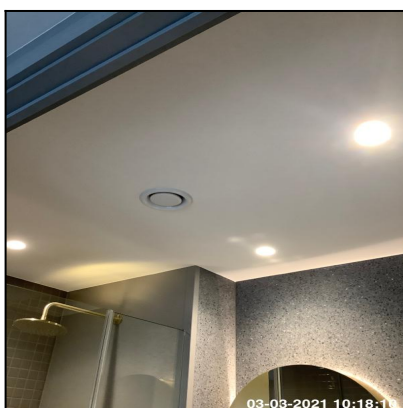
4.2 Ceiling

Serial #	Element	Element Description
4.2.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

4.3 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



4.3 Lighting

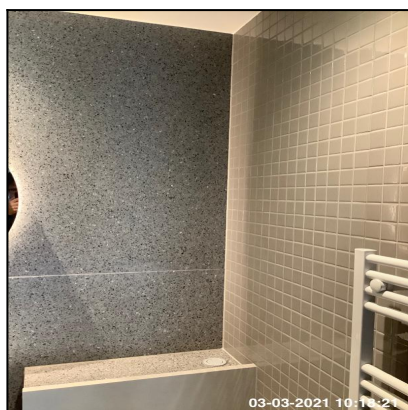


4.3 Lighting

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Ned Momammad *Clare Anderson* *Peter McNish*

Serial #	Element	Element Description
4.3.1	Recessed Spotlights	Number Of Fittings: x04 Finish: UPVC Features: Bulb - Halogen

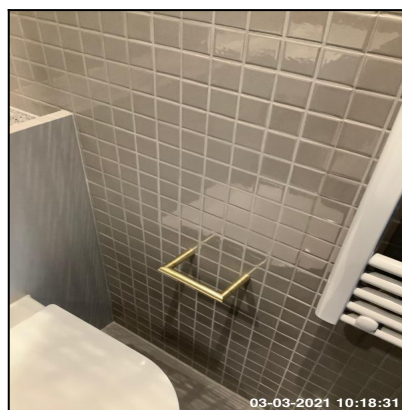
4.4 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



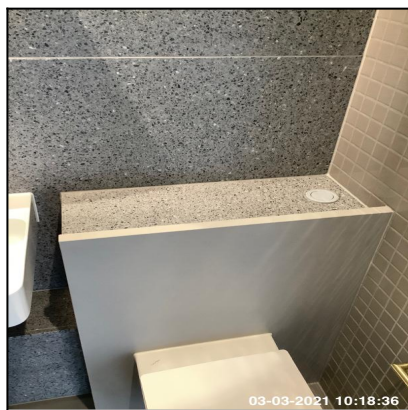
4.4 Walls



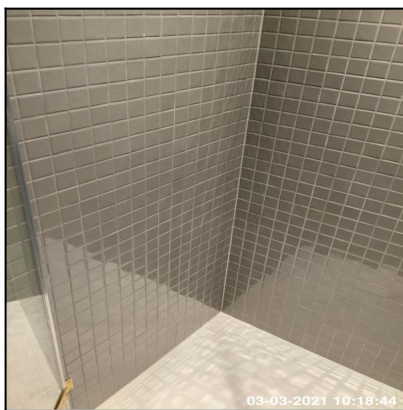
4.4 Walls



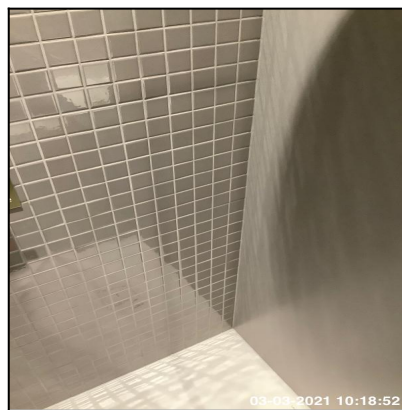
4.4 Walls



4.4 Walls



4.4 Walls



4.4 Walls

Serial #	Element	Element Description
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4.4.1	Tiling	Type: Fully Tiled Finish & Tile Colour: Grey, Grout - White, Tiles - Smooth Surface Comments: Plain Grey Panels Behind Shower And Toilet, Speckled Tiles Behind Basin
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4.5 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

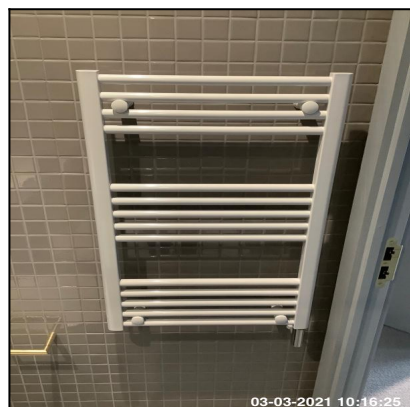


4.5 Socket Outlet

Serial #	Element	Element Description
4.5.1	Shaving Point	Type: Wall Mounted Finish: Unit Coloured Brass Effect, Metal Effect Features: Inserts Coloured Black Comments: Inside Medicine Cabinet

4.6 Radiator	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

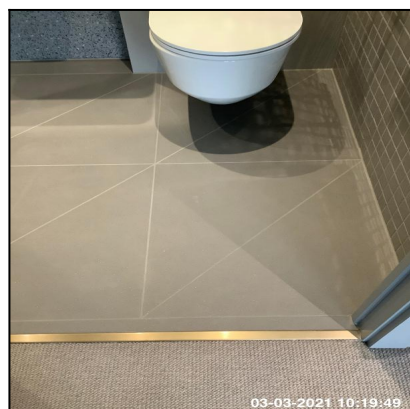
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4.6 Radiator

Serial #	Element	Element Description
4.6.1	Radiator	Type & Number Fitted: Towel Rail, Vertical Unit, x01 Features: Electric Bathroom Type Wired Into Socket

4.7 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



4.7 Floor



4.7 Floor

Serial #	Element	Element Description
4.7.1	Floors	Type: Tiled Features: Grout - Grey, Threshold Bar - Brass Effect

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Ned Momammad

Clare Anderson

Peter McNish

Peter McNish

4.8 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



4.8 Extractor Fan

Serial #	Element	Element Description
4.8.1	Extractor Fan	Make: Make Unknown Finish: UPVC Features: Ceiling Mounted, Heard Working

4.9 Basin	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

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4.9 Basin



4.9 Basin



4.9 Basin



4.9 Basin

Serial #	Element	Element Description
4.9.1	Basin	Type: Wall Mounted - No Pedestal, Single Finish: Ceramic Bowl, Furniture - Brass Effect Features: Overflow, Taps - Mixer, Waste - Pop Up

4.10 Toilet	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

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4.10 Toilet



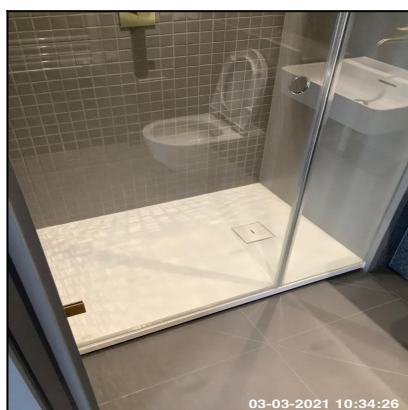
4.10 Toilet



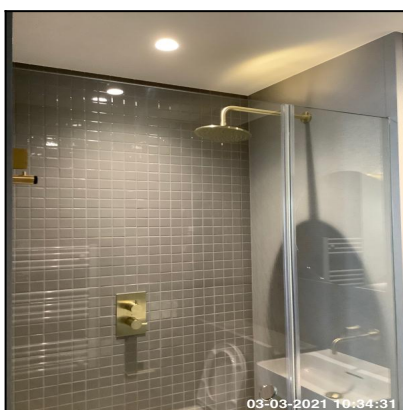
4.10 Toilet

Serial #	Element	Element Description
4.10.1	Toilet	<p>Type: Cistern Enclosed Into Wall - Not Visible, Wall Hung - 'Floating' Pan</p> <p>Finish: Ceramic / Resin, To Match Suite</p> <p>Features: Flush - Double Button, Furniture - UPVC, Seat & Lid - UPVC / Resin, Seat Cushion Pads x04, Slow Close Lid</p>

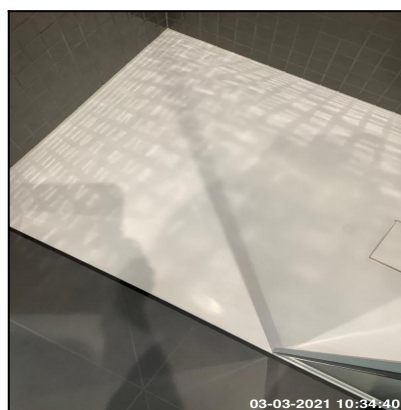
4.11 Shower	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition



4.11 Shower



4.11 Shower



4.11 Shower

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4.11 Shower



4.11 Shower

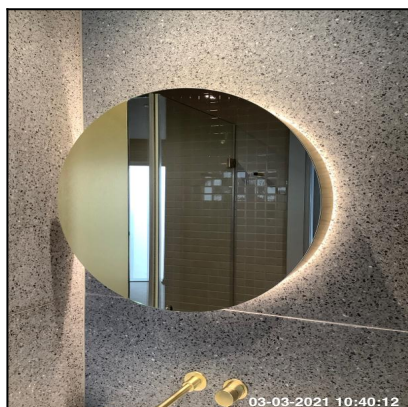


4.11 Shower

Serial #	Element	Element Description
4.11.1	Shower	Type & Make: Make Unknown Finish: Metal Body Features: Deluge Pan Head, Dials / Buttons
4.11.2	Shower - Enclosure / Screen	Type: Cubicle Finish: Glass Screen - Clear, UPVC Tray Features: Furniture - Brass Effect, Hinged Door, Seal To Base Of Door, Tray Waste To Match

4.12 Accessories	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

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4.12 Accessories



4.12 Accessories



4.12 Accessories

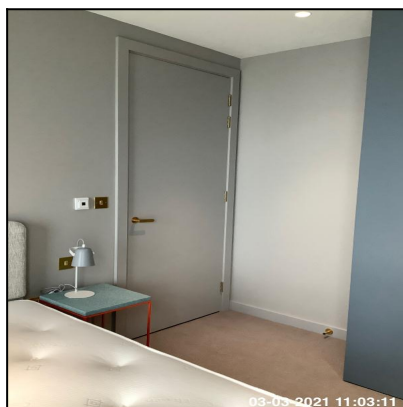
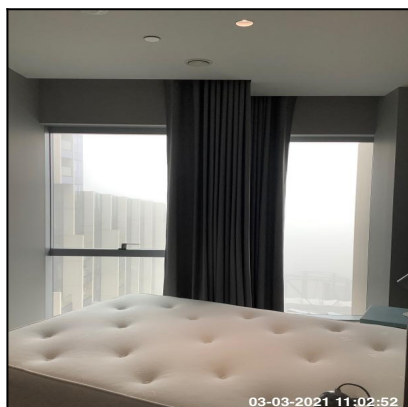


4.12 Accessories

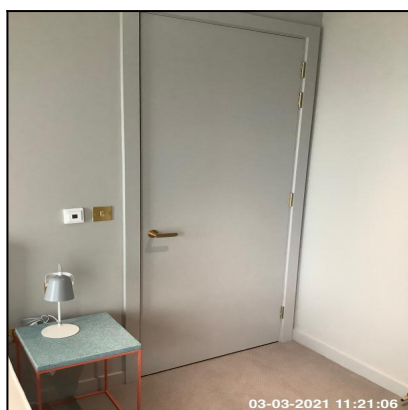
Serial #	Element	Element Description
4.12.1	Hook	Type: Wall Mounted Finish: Metal Features & Number Fitted: x01
4.12.2	Medicine Cabinet	Finish: Furniture To Match, Wood Features: Mirrors To Face, Shelves - Wood, Shelves x02, Wall Fitted, Single Door, Built In Light
4.12.3	Toilet Roll Holder	Type: Wall Mounted Finish: Metal

5: Bedroom 2 - LHS

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5.1 Doors	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



5.1 Doors

5.1 Doors

Serial #	Element	Element Description
5.1.1	Door	Type: Panelled - Flat Finish: Newly Painted For This Let, Wood Features: Furniture - Brass Effect, Handles - Lever Style
5.1.2	Door Frame	Type: Wood Finish: Newly Painted For This Let

Serial #	Door - Observation - (Inventory & Check In)
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5.1.1

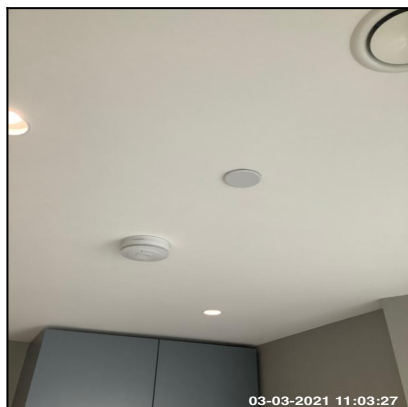
Paint Marks To Latch



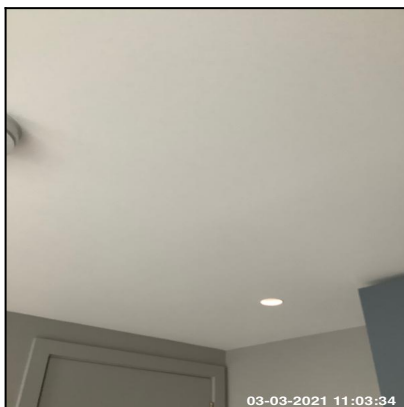
5.1.1 Paint Marks To Latch

5.2 Ceiling

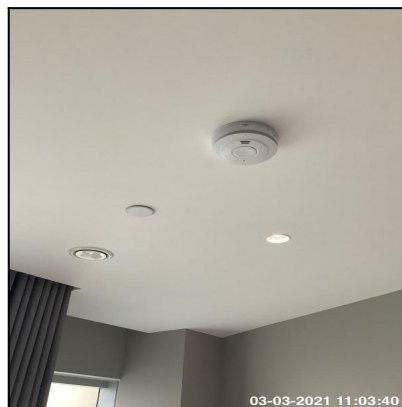
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



5.2 Ceiling



5.2 Ceiling



5.2 Ceiling

Serial #	Element	Element Description
5.2.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

5.3 Lighting

Overall Colour:	General Condition:
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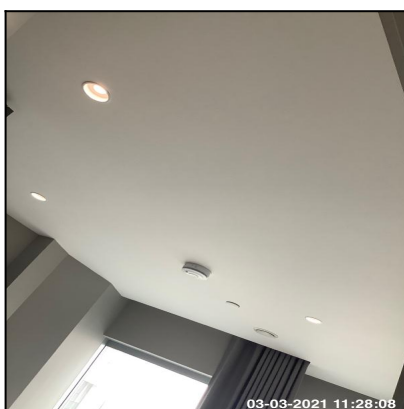
Ned Momammad Clare Anderson Peter McNish

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MomammadClare
AndersonPeter
McNish

White	Brand New / Newly Refurbished Condition
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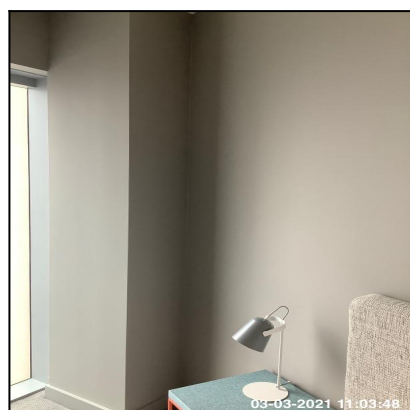
5.3 Lighting



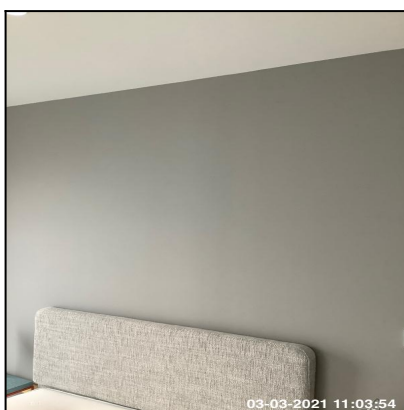
5.3 Lighting

Serial #	Element	Element Description
5.3.1	Recessed Spotlights	Number Of Fittings: x04 Finish: UPVC Features: Bulb - Halogen

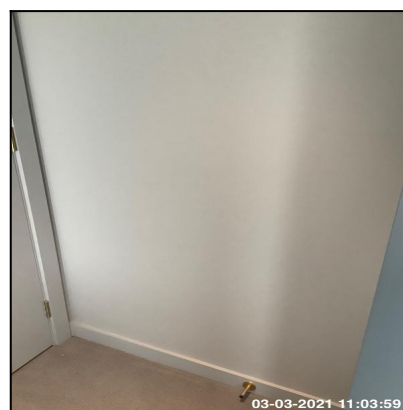
5.4 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



5.4 Walls

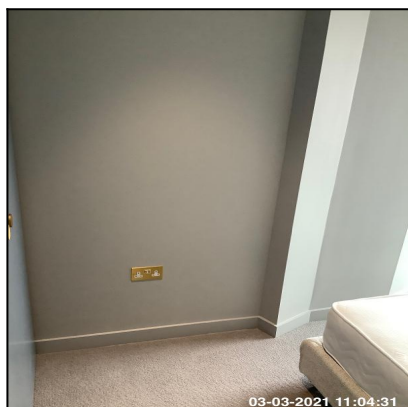


5.4 Walls



5.4 Walls

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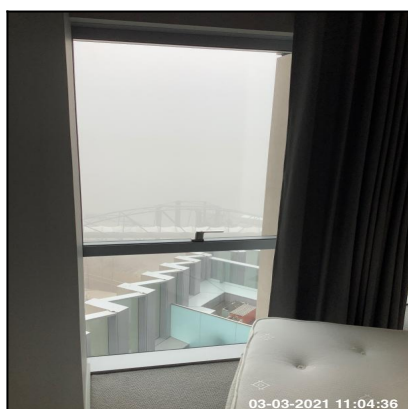
5.4 Walls



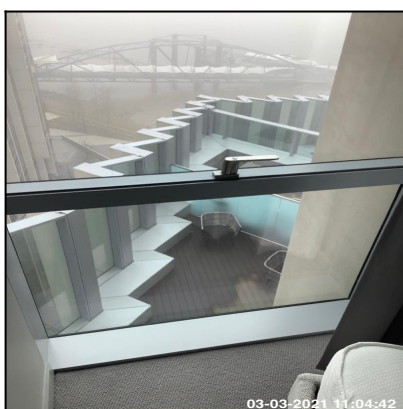
5.4 Walls

Serial #	Element	Element Description
5.4.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let Features: Door Stop
5.4.2	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

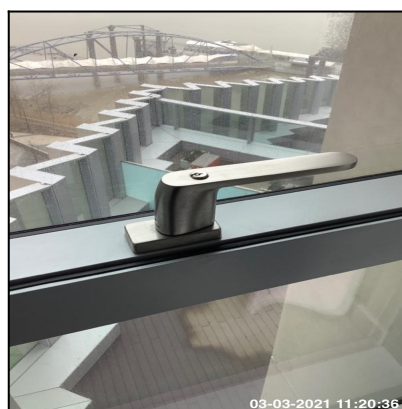
5.5 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



5.5 Windows

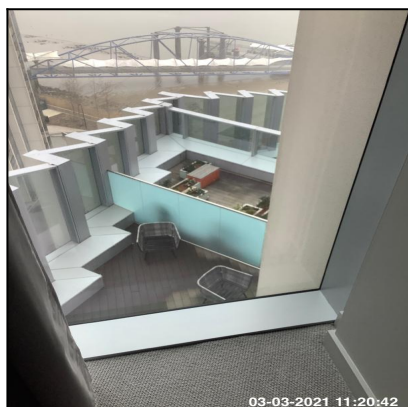


5.5 Windows



5.5 Windows

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5.5 Windows

Serial #	Element	Element Description
5.5.1	Windows	Type & Number Fitted: Casement, x02 Finish: Coated Metal Features: Furniture - Chrome Effect, Glazed - Double, Handles - Lever With Button & Lock

Serial #	Windows - Observation - (Inventory & Check In)
5.5.1	Handle Stuck, Unable To Open Window

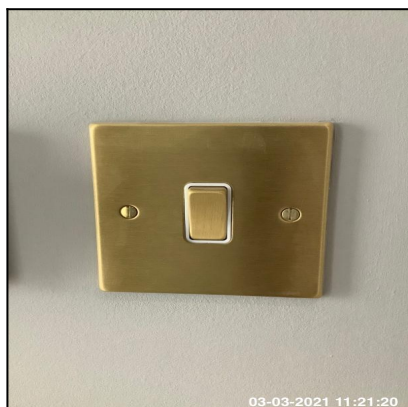


5.5.1 Handle Stuck, Unable To Open Window

5.6 Switch	
Overall Colour:	General Condition:

Ned Momammad Clare Anderson Peter McNish
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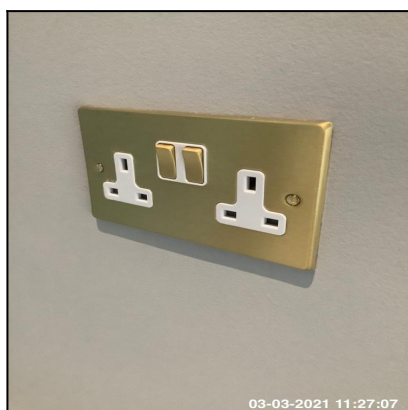
Brass	Brand New / Newly Refurbished Condition
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5.6 Switch

Serial #	Element	Element Description
5.6.1	Single	<p>Type: For Light, Wall Mounted</p> <p>Finish & Number Fitted: Unit Coloured Brass Effect, Metal Effect x02</p> <p>Features: Inserts Coloured White</p>

5.7 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition



5.7 Socket Outlet

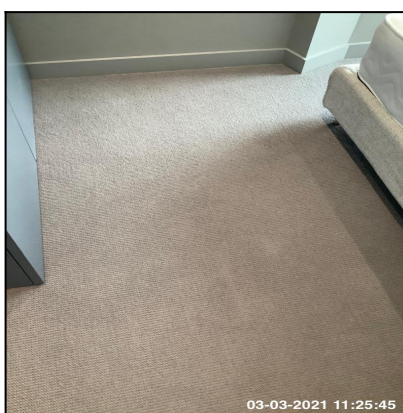
Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

Serial #	Element	Element Description
5.7.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x03, Unit Coloured Brass Effect Features: Inserts Coloured White

5.8 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



5.8 Floor



5.8 Floor



5.8 Floor



5.8 Floor

Serial #	Element	Element Description
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Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

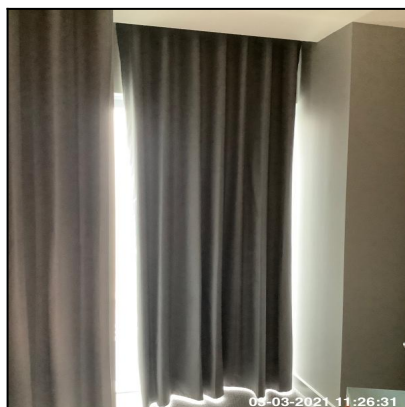
5.8.1	Floors	Type: Carpet Features: Threshold Bar - Brass Effect, Wall To Wall Fitted
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5.9 Curtains / Shutters

Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



5.9 Curtains / Shutters



5.9 Curtains / Shutters



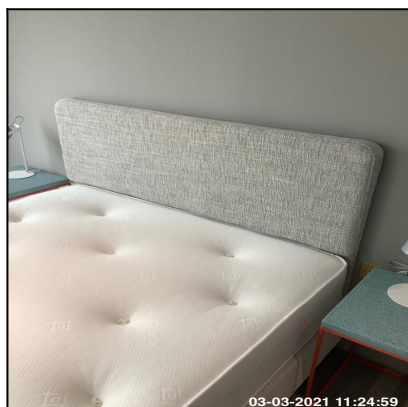
5.9 Curtains / Shutters

Serial #	Element	Element Description
5.9.1	Curtains	Type: Length To Floor Finish: Synthetic Features: Lined, Attached To Pole Via Clips
5.9.2	Poles / Track	Type: Track Finish & Number Fitted: Metal, x02 Features: Clips / Rings UPVC

5.10 Bed

Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



5.10 Bed



5.10 Bed



5.10 Bed



5.10 Bed

Serial #	Element	Element Description
5.10.1	Bed	<p>Type: Double Bedstead</p> <p>Finish: Cloth / Leather Effect Covered Base</p> <p>Features: Fire Label Recorded, Head Board Cloth / Leather Effect, Mattress - Double</p>

5.11 Bedside Table	
Overall Colour:	General Condition:
Aqua Marine	Brand New / Newly Refurbished Condition

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5.11 Bedside Table



5.11 Bedside Table

Serial #	Element	Element Description
5.11.1	Bedside Table	Type & Number Present: Square, x02 Finish: Metal Comments: Frame Metal, Top Stone

5.12 Lamp	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



5.12 Lamp



5.12 Lamp

Serial #	Element	Element Description
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Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

5.12.1	Lamp	Finish: Metal Effect Type: Standard Features: Arm, Bulb , Lead, Switch & Plug , Shade - Metal Comments: Shade Coloured - Grey X02 Lamps
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Serial #	Lamp - Observation - (Inventory & Check In)
5.12.1	Bulb Missing X01



5.12.1 Bulb Missing X01

5.13 Wardrobe	
Overall Colour:	General Condition:
Blue (Dark)	Brand New / Newly Refurbished Condition



5.13 Wardrobe



5.13 Wardrobe



5.13 Wardrobe

Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



5.13 Wardrobe

Serial #	Element	Element Description
5.13.1	Wardrobe	<p>Type & Number Fitted: Built In, x01</p> <p>Finish: Double Doors, Wood</p> <p>Features: Furniture Brass Effect, Handles - Knob, Handle To Each Door, Hanging Rail, Shelves x02</p>

5.14 Room Thermostat Control

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



5.14 Room Thermostat Control 5.14 Room Thermostat Control

Serial #	Element	Element Description
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Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

5.14.1	Room Thermostat Control	Make: OJ Electronics Finish: UPVC Features: Digital Display, Buttons, Cover, Wall Mounted
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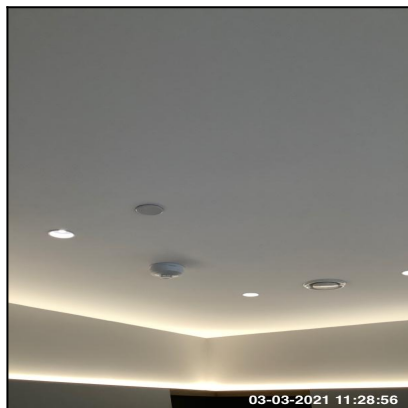
6: Kitchen / Lounge



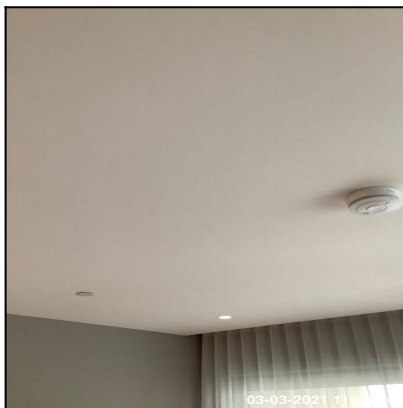
6.1 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

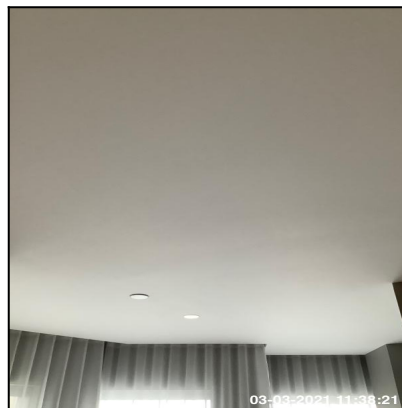
Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



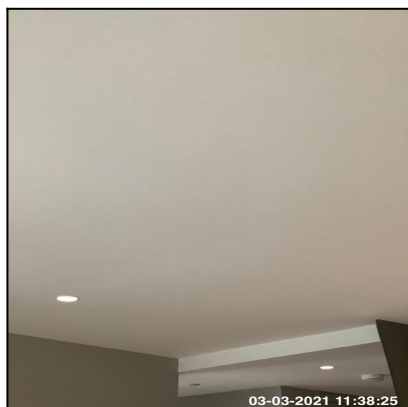
6.1 Ceiling



6.1 Ceiling



6.1 Ceiling

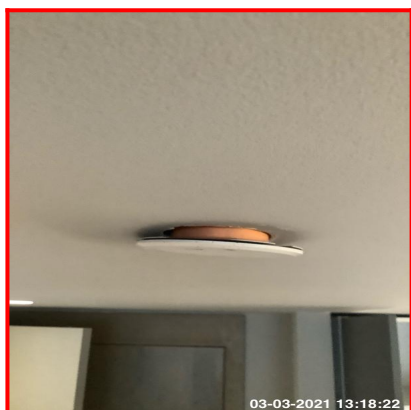


6.1 Ceiling

Serial #	Element	Element Description
6.1.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

Serial #	Ceiling - Observation - (Inventory & Check In)
6.1.1	Disk Loose By Balcony

Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

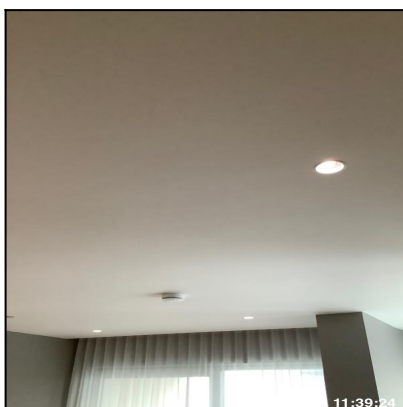


6.1.1 Disk Loose By Balcony

6.2 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



6.2 Lighting



6.2 Lighting



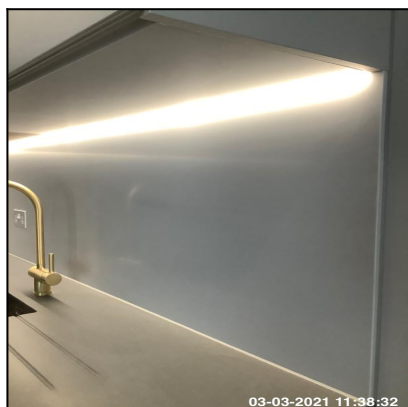
6.2 Lighting

Serial #	Element	Element Description
6.2.1	Recessed Spotlights	Number Of Fittings: x08 Finish: UPVC Features: Bulb - Halogen

6.3 Walls	
Overall Colour:	General Condition:

Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

Grey	Brand New / Newly Refurbished Condition
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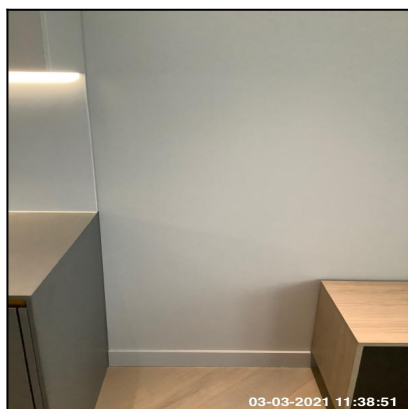
6.3 Walls



6.3 Walls



6.3 Walls



6.3 Walls



6.3 Walls



6.3 Walls



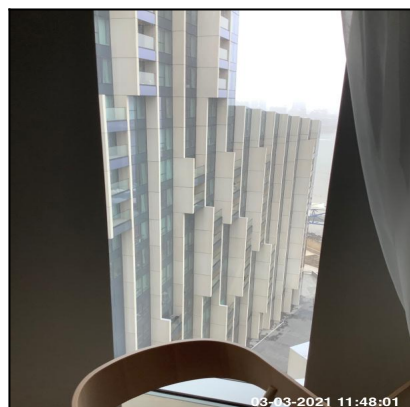
6.3 Walls

Serial #	Element	Element Description
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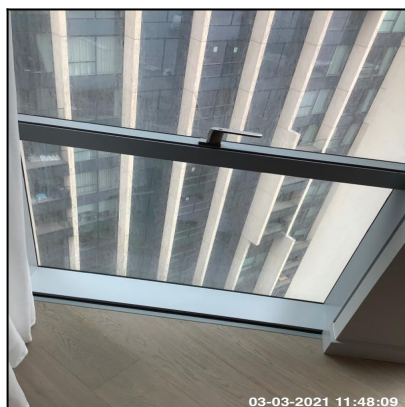
Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

6.3.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let Features: Door Stop
6.3.2	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

6.4 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



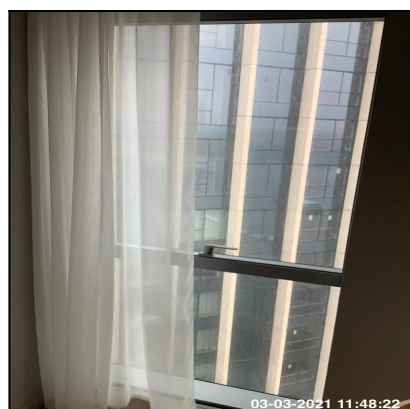
6.4 Windows



6.4 Windows



6.4 Windows



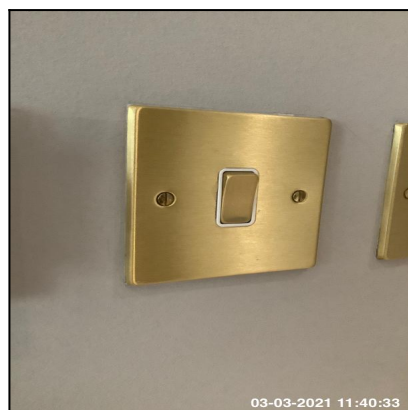
6.4 Windows

Serial #	Element	Element Description
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Ned Momammad <i>Ned Momammad</i>	Clare Anderson <i>Clare Anderson</i>	Peter McNish <i>Peter McNish</i>
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6.4.1	Windows	Type & Number Fitted: Casement, x03 Finish: Coated Metal Features: Furniture - Chrome Effect, Glazed - Double, Handles - Lever With Button & Lock
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6.5 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition



6.5 Switch



6.5 Switch



6.5 Switch

Serial #	Element	Element Description
6.5.1	Multibank Unit	Type: Cupboard Fitted, For Appliance Finish: UPVC Features: Inserts Coloured White, With Fuse Clip
6.5.2	Quadruple	Type: For Light, Wall Mounted Finish & Number Fitted: Metal Effect x01, Unit Coloured Brass Effect Features: Inserts Coloured White

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6.5.3	Single	Type: For Light, Wall Mounted Finish & Number Fitted: Metal Effect x01, Unit Coloured Brass Effect Features: Inserts Coloured White
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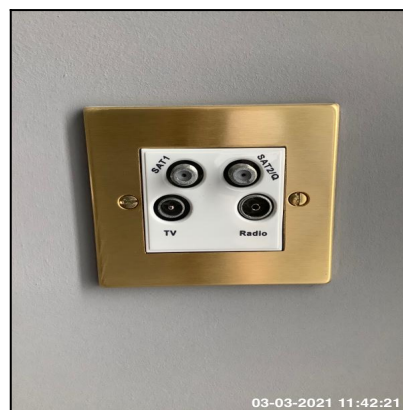
6.6 Socket Outlet	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



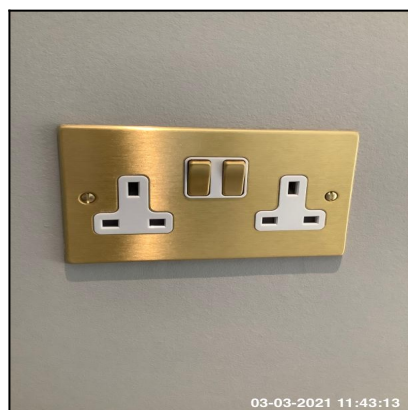
6.6 Socket Outlet



6.6 Socket Outlet



6.6 Socket Outlet



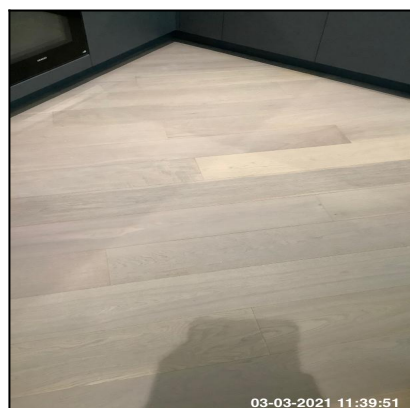
6.6 Socket Outlet

Serial #	Element	Element Description
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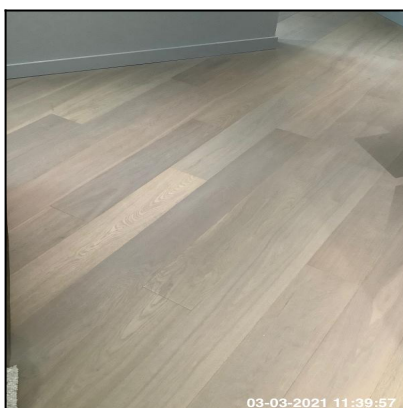
Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

6.6.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x06, Unit Coloured Steel Effect, Unit Coloured Brass Effect Features: Inserts Coloured White
6.6.2	Satellite / TV	Make: Wall Mounted , With FM Socket, With Satellite Socket, With TV Ariel Socket Finish & Number Fitted: Metal Effect x01, Unit Coloured Brass Effect

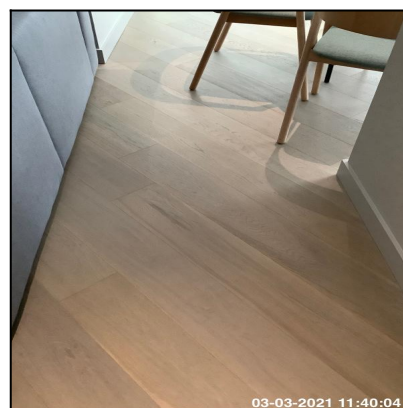
6.7 Floor	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition



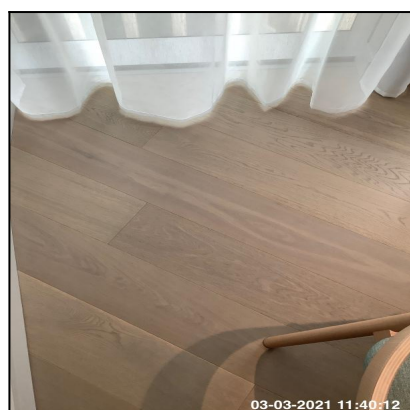
6.7 Floor



6.7 Floor



6.7 Floor

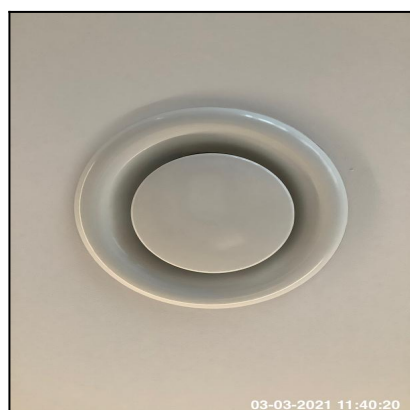


6.7 Floor

Ned Momammad	Clare Anderson	Peter McNish
<i>Ned Momammad</i>	<i>Clare Anderson</i>	<i>Peter McNish</i>

Serial #	Element	Element Description
6.7.1	Floors	Type: Engineered Wood Board Finish: Light Floorboard Effect

6.8 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



6.8 Extractor Fan

Serial #	Element	Element Description
6.8.1	Extractor Fan	Make: Make Unknown Finish: UPVC Features: Ceiling Mounted, Heard Working

6.9 Kitchen Units	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish
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6.9 Kitchen Units



6.9 Kitchen Units



6.9 Kitchen Units



6.9 Kitchen Units



6.9 Kitchen Units



6.9 Kitchen Units



6.9 Kitchen Units



6.9 Kitchen Units



6.9 Kitchen Units

Serial #	Element	Element Description
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Ned Momammad

Ned Momammad

Clare Anderson

Clare Anderson

Peter McNish

Peter McNish

6.9.1	Kitchen Units	<p>General Features: Integrated Appliances, High Gloss Finish, Plinths To Match, Plinths Fitted</p> <p>Wall Unit Features: Backboards To Units, Doors - Solid, Internal Shelves - Wood, Open Corner Unit, Wall Unit x02</p> <p>Base Unit Features: Backboards To Units, Base Unit x02, Doors - Solid , Drawer Unit x01, Integrated Doors To Appliances x02, Internal Shelves - Wood, Plastic / UPVC Cutlery Insert to Drawer X01</p>
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6.10 Worktops	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



6.10 Worktops



6.10 Worktops



6.10 Worktops

Serial #	Element	Element Description
6.10.1	Worktops	<p>Type: Corian</p> <p>Features: Integrated Drainer</p>

6.11 Sink	
Overall Colour:	General Condition:
Stainless Steel	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish

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6.11 Sink



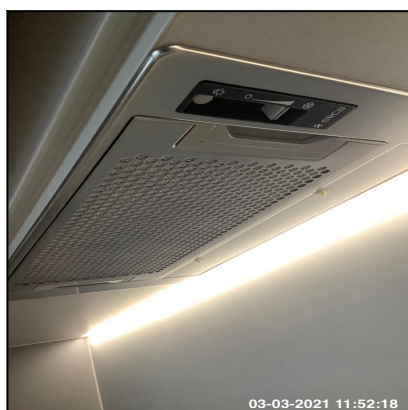
6.11 Sink



6.11 Sink

Serial #	Element	Element Description
6.11.1	Sink	Type: Bowl - Single Finish: Steel Effect Features: Furniture - Brass Effect, Tap - Mixer Type, Waste Plug x01

6.12 Extractor Hood	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



6.12 Extractor Hood



6.12 Extractor Hood



6.12 Extractor Hood

Serial #	Element	Element Description
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Ned Momammad Clare Anderson Peter McNish
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6.12.1	Extractor Hood	Make: Elica Finish & Type: Integrated, Under Unit Mounted Features: Controls - Slide, Controls - Push, Integrated Lights, Wire Mesh Filter
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6.13 Hob	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition



6.13 Hob



6.13 Hob

Serial #	Element	Element Description
6.13.1	Hob	Make: Siemens Type: Electric Features: Rings x04, Controls - Touch

6.14 Oven	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



6.14 Oven



6.14 Oven



6.14 Oven



6.14 Oven

Serial #	Element	Element Description
6.14.1	Oven	Make: Siemens Type: Integrated, Oven x01 Features: Door Handle, Shelves x02, Twist Knobs x01, Slow Close Doors, Grill Pan

6.15 Fridge Freezer	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish
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6.15 Fridge Freezer



6.15 Fridge Freezer



6.15 Fridge Freezer

Serial #	Element	Element Description
6.15.1	Fridge Freezer	Make: Siemens Type: Integrated Features: Door Basket / Tray x05, Glass Shelves x05, Plastic Fronted Baskets x03, Salad Crisper x01, Temperate Control - Internal

6.16 Dishwasher	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition



6.16 Dishwasher



6.16 Dishwasher

Serial #	Element	Element Description
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Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*

6.16.1	Dishwasher	Make: Siemens Type: Integrated Features: Controls To Face, Controls To Interior Top, Cutlery Drawer, Wire Plate Holder x2
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6.17 Sofa	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



6.17 Sofa

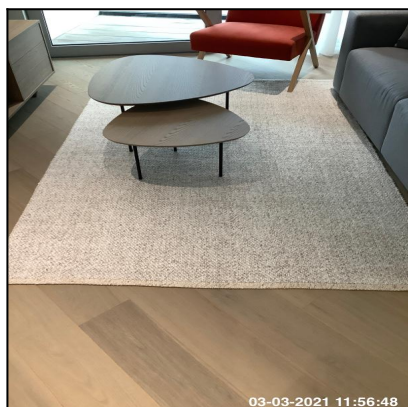


6.17 Sofa

Serial #	Element	Element Description
6.17.1	Sofa	Type: 2 Seater Finish & Amount: Cloth Cover, x01 Features: Covers - Plain, Feet - Wooden , Self Coloured Cushions / Covers

6.18 Rug	
Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



6.18 Rug



6.18 Rug

Serial #	Element	Element Description
6.18.1	Rug	Type: Large, Rectangular Finish & Number Fitted: Cotton, x01

6.19 TV Base Unit	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition



6.19 TV Base Unit



6.19 TV Base Unit




6.19 TV Base Unit

Ned Momammad	Clare Anderson	Peter McNish
<i>Ned Momammad</i>	<i>Clare Anderson</i>	<i>Peter McNish</i>





6.19 TV Base Unit

Serial #	Comments Added Post Inspection By Tenant	Supporting Photographs
6.19	TV Base Unit - Tenancy agreement stated an LG 50" Television with remote would be supplied by the landlord - Added by: Peter McNish On 03-03-2021 @ 13:50:13 Hrs	

Serial #	Element	Element Description
6.19.1	TV Base Unit	Type: Free Standing Finish: Wood Features: Drawers x3, Shelf

6.20 Chair	
Overall Colour:	General Condition:
Red	Brand New / Newly Refurbished Condition

Ned Momammad Clare Anderson Peter McNish






6.20 Chair

Serial #	Element	Element Description
6.20.1	Arm Chair	Type: Lounge Finish & Amount: Cloth Cover, x01 Features: Seat / Back - Fabric

6.21 Table	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition



6.21 Table

Serial #	Element	Element Description
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Ned Momammad Clare Anderson Peter McNish
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6.21.1	Table	Type & Number Present: Nest Of 02, x02, Coffee Finish: Wood Features: Frame - Metal
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6.22 Table & Chairs	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition



6.22 Table & Chairs



6.22 Table & Chairs

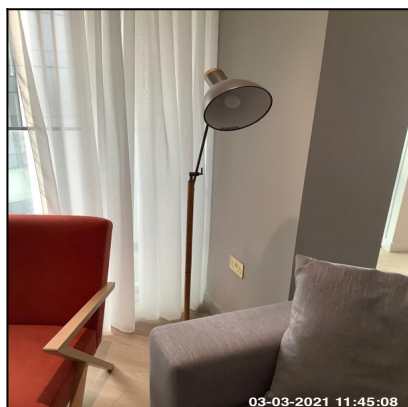


6.22 Table & Chairs

Serial #	Element	Element Description
6.22.1	Table & Chairs	Type: Dining, Round, x1 Finish: Wood Features: Chairs To Match x04, Frame - Metal

6.23 Lamp	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

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Ned Momammad *Clare Anderson* *Peter McNish*



6.23 Lamp



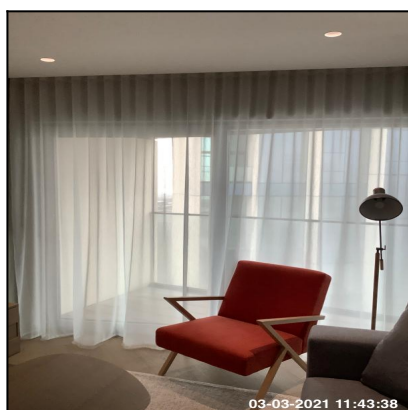
6.23 Lamp



6.23 Lamp

Serial #	Element	Element Description
6.23.1	Lamp	<p>Finish: Metal Effect, Wood / Natural Effect</p> <p>Type: Floor Standing</p> <p>Features: Bulb , Arm, Lead, Switch & Plug , Shade - Metal</p> <p>Comments: Shade Coloured - Grey</p>

6.24 Curtains / Shutters	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



6.24 Curtains / Shutters



6.24 Curtains / Shutters



6.24 Curtains / Shutters

Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



6.24 Curtains / Shutters



6.24 Curtains / Shutters

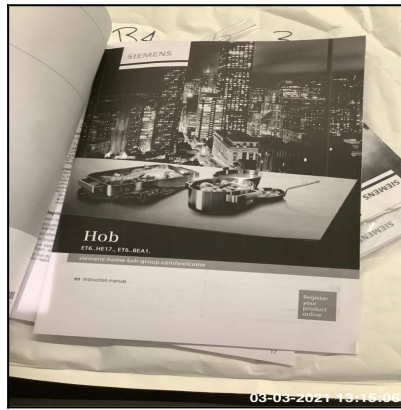
Serial #	Element	Element Description
6.24.1	Net Curtains	Type: Length To Floor Finish: Cotton Features: Attached To Pole Via Clips
6.24.2	Poles / Track	Type: Track Finish & Number Fitted: Metal, x04 Features: Clips / Rings UPVC

6.25 Instruction Manuals / Certificates	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

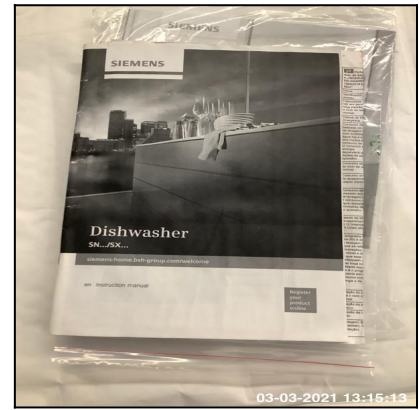
Ned Momammad Clare Anderson Peter McNish
Ned Momammad *Clare Anderson* *Peter McNish*



6.25 Instruction Manuals / Certificates



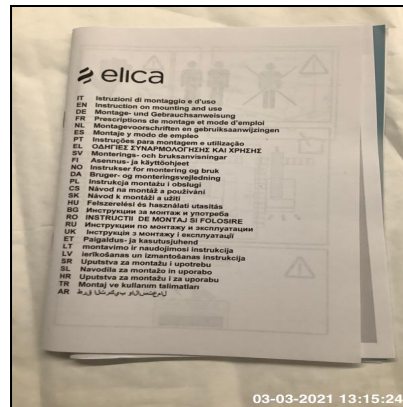
6.25 Instruction Manuals / Certificates



6.25 Instruction Manuals / Certificates



6.25 Instruction Manuals / Certificates



6.25 Instruction Manuals / Certificates

Serial #	Element	Element Description
6.25.1	Instruction Manuals / Certificates	Instruction Manuals Present: Cooker / Oven, Extractor Hood, Fridge Freezer, Dishwasher

7: Balcony (Lounge)

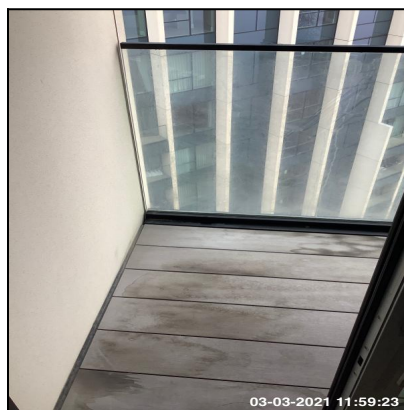
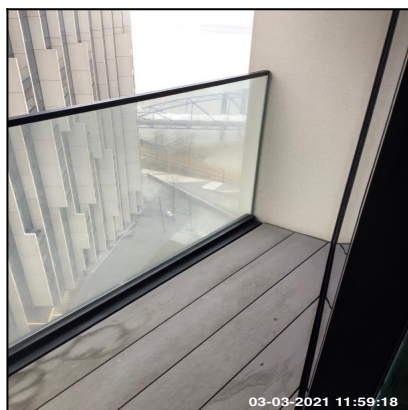
Ned Momammad Clare Anderson

Ned Momammad

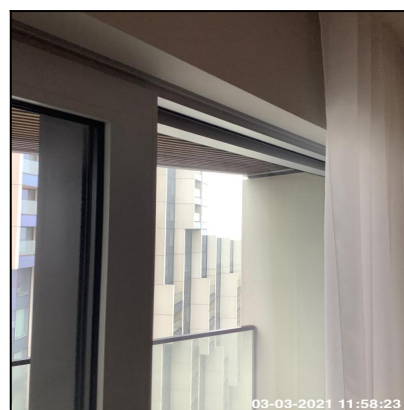
Clare Anderson

Peter McNish

Peter McNish



7.1 Doors	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



7.1 Doors

7.1 Doors

7.1 Doors

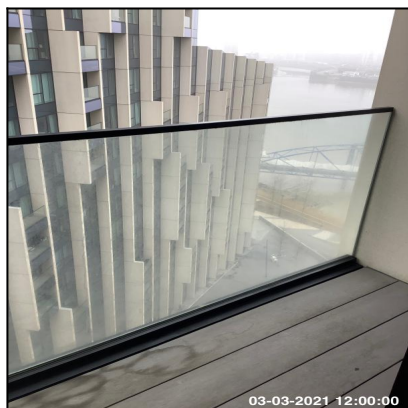
Serial #	Element	Element Description
7.1.1	Door	Type: Sliding, Fully Glazed Finish: Metal Features: Handles - Lever Style, Door Glass - Double Glazed, Furniture - Chrome Effect, Lock - Yale / Chubb Type
7.1.2	Door Frame	Type: Metal Features: Transom Window - Double Glazed, Transom Window - Clear Glass, Transom Window - To Match Door, Transom Window x01

Ned Momammad Clare Anderson

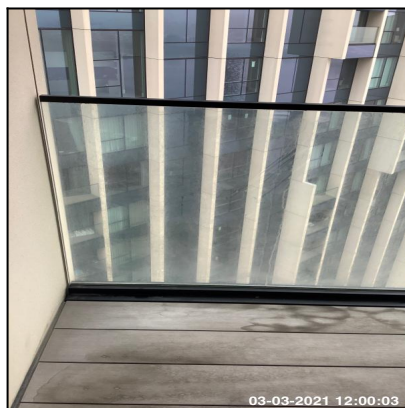
Peter McNish

Ned
MomammadClare
AndersonPeter
McNish

7.2 Fence	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition



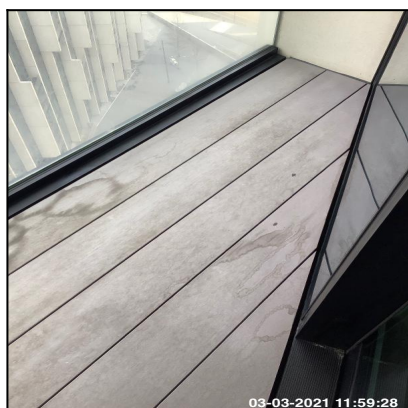
7.2 Fence



7.2 Fence

Serial #	Element	Element Description
7.2.1	Fence	Type: Panels Finish: Glass Panels

7.3 Decking	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition



7.3 Decking



7.3 Decking

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Serial #	Element	Element Description
7.3.1	Decking	Type: Balcony Finish: Wood

Serial #	Decking - Observation - (Inventory & Check In)
7.3.1	Water Marks

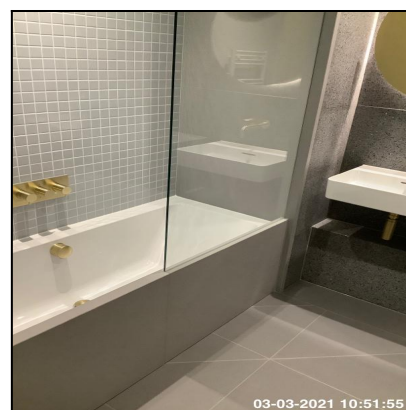
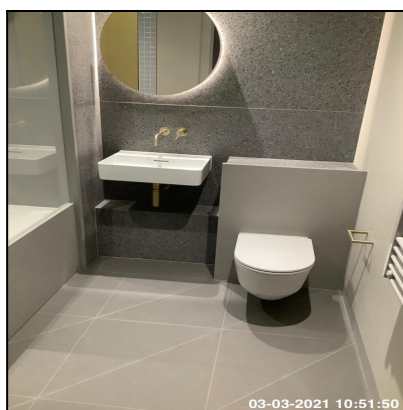
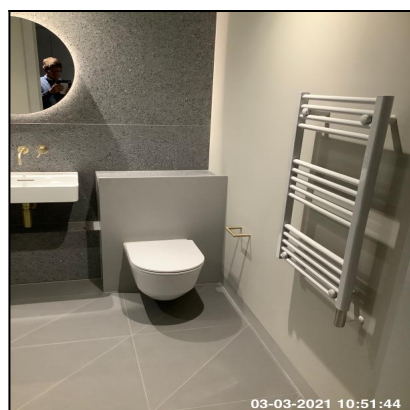


7.3.1 Water Marks



7.3.1 Water Marks

8: Bathroom



8.1 Doors

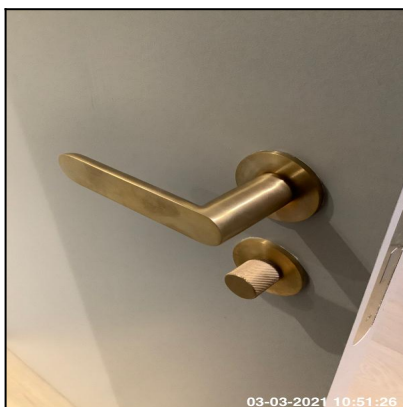
Overall Colour:	General Condition:
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Grey	Brand New / Newly Refurbished Condition
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8.1 Doors

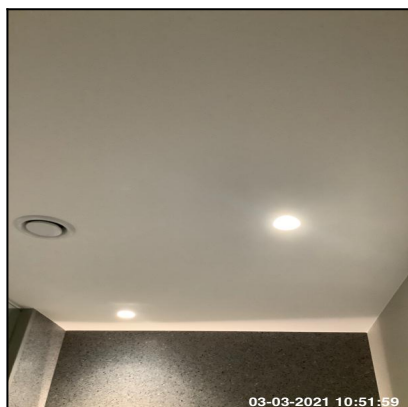


8.1 Doors

Serial #	Element	Element Description
8.1.1	Door	Type: Panelled - Flat Finish: Newly Painted For This Let, Wood Features: Furniture - Brass Effect, Handles - Lever Style, Lock - Thumb Turn
8.1.2	Door Frame	Type: Wood Finish: Newly Painted For This Let

8.2 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

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8.2 Ceiling



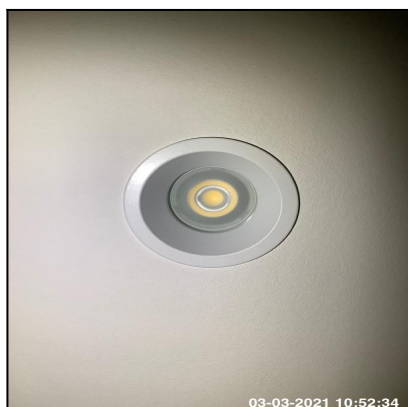
8.2 Ceiling



8.2 Ceiling

Serial #	Element	Element Description
8.2.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

8.3 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



8.3 Lighting



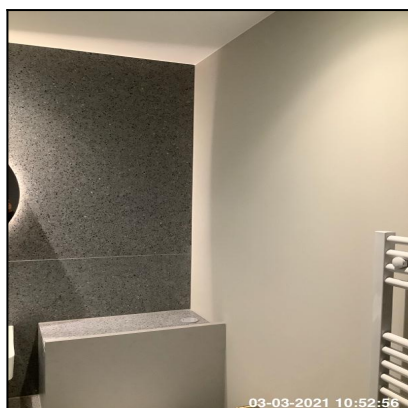
8.3 Lighting

Serial #	Element	Element Description
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8.3.1	Recessed Spotlights	Number Of Fittings: x04 Finish: UPVC Features: Bulb - Halogen
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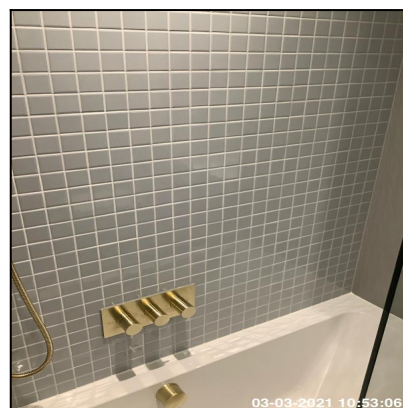
8.4 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



8.4 Walls



8.4 Walls



8.4 Walls



8.4 Walls



8.4 Walls

Serial #	Element	Element Description
8.4.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let

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Clare Anderson

Peter McNish

8.4.2	Tiling	Type: Part Tiled, Tiled Behind Bath To Ceiling, Tiled Behind Furniture Finish & Tile Colour: Tiles - Smooth Surface, Grout - White, Grey Comments: Plain Grey Panels Behind Shower And Toilet, Speckled Tiles Behind Basin
8.4.3	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

8.5 Socket Outlet

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition



8.5 Socket Outlet

Serial #	Element	Element Description
8.5.1	Shaving Point	Type: Wall Mounted Finish: Unit Coloured Brass Effect, Metal Effect Features: Inserts Coloured Black Comments: Inside Medicine Cabinet

8.6 Radiator

Overall Colour:	General Condition:
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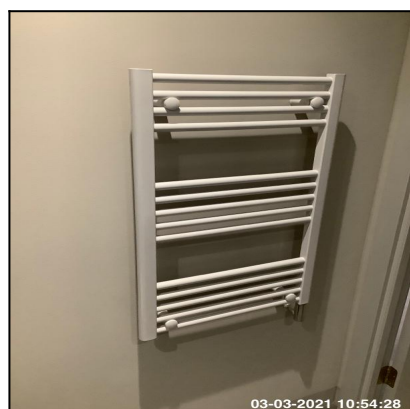
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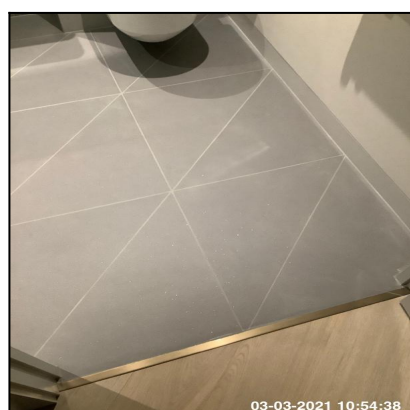
Grey	Brand New / Newly Refurbished Condition
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8.6 Radiator

Serial #	Element	Element Description
8.6.1	Radiator	Type & Number Fitted: Towel Rail, Vertical Unit, x01 Features: Electric Bathroom Type Wired Into Socket

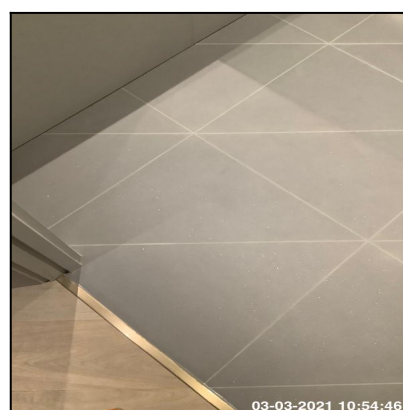
8.7 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



8.7 Floor



8.7 Floor



8.7 Floor

Serial #	Element	Element Description
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8.7.1	Floors	Type: Tiled Features: Grout - Grey, Threshold Bar - Brass Effect
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8.8 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



8.8 Extractor Fan

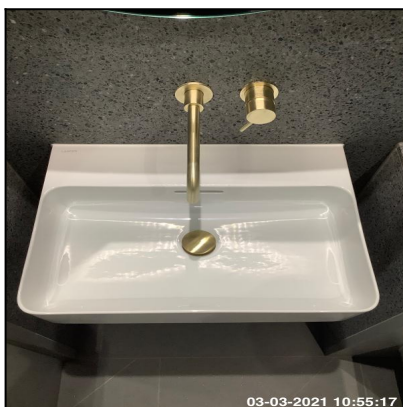
Serial #	Element	Element Description
8.8.1	Extractor Fan	Make: Make Unknown Finish: UPVC Features: Ceiling Mounted, Heard Working

8.9 Basin	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

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8.9 Basin



8.9 Basin



8.9 Basin



8.9 Basin

Serial #	Element	Element Description
8.9.1	Basin	Type: Wall Mounted - No Pedestal, Single Finish: Ceramic Bowl, Furniture - Brass Effect Features: Overflow, Taps - Mixer, Waste - Pop Up

8.10 Toilet	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

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8.10 Toilet



8.10 Toilet



8.10 Toilet

Serial #	Element	Element Description
8.10.1	Toilet	<p>Type: Cistern Enclosed Into Wall - Not Visible, Wall Hung - 'Floating' Pan</p> <p>Finish: Ceramic / Resin, To Match Suite</p> <p>Features: Flush - Double Button, Furniture - UPVC, Seat & Lid - UPVC / Resin, Seat Cushion Pads x04, Slow Close Lid</p>

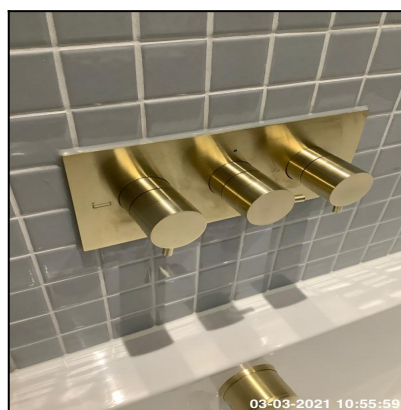
8.11 Bath	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



8.11 Bath



8.11 Bath



8.11 Bath

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8.11 Bath

Serial #	Element	Element Description
8.11.1	Bath	Type: Straight Bath, To Match Suite Finish: UPVC Features: Furniture - Brass Effect, Tap - Mixer, Pop Up Waste
8.11.2	Bath Side Panel	Type: Tiled - To Match Walls

8.12 Shower

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition



8.12 Shower

8.12 Shower

8.12 Shower

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<i>Ned Momammad</i>	<i>Clare Anderson</i>	<i>Peter McNish</i>



8.12 Shower

Serial #	Element	Element Description
8.12.1	Shower	Type & Make: Make Unknown Finish: Metal Body Features: Deluge Pan Head, Dials / Buttons, Flexible Hose, Shower Head
8.12.2	Shower - Enclosure / Screen	Type: Fitted Over Bath, Screen Finish: Glass Screen - Clear Features: Furniture - Brass Effect

8.13 Accessories

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

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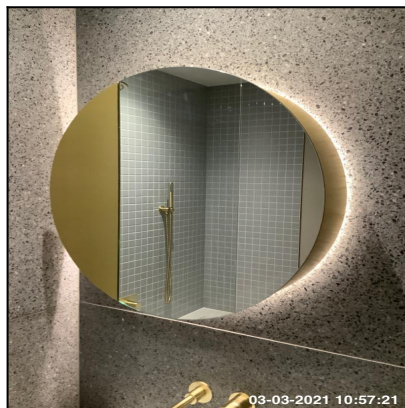
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Anderson

Peter
McNish



8.13 Accessories



8.13 Accessories



8.13 Accessories

Serial #	Element	Element Description
8.13.1	Medicine Cabinet	Finish: Furniture To Match, Wood Features: Mirrors To Face, Shelves - Wood, Shelves x02, Wall Fitted, Single Door, Built In Light
8.13.2	Toilet Roll Holder	Type: Wall Mounted Finish: Metal

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CHRONOLOGICAL LIST OF OBSERVATIONS (Inventory & Check In)

Serial #	Location & Supporting Text	Supporting Photographs
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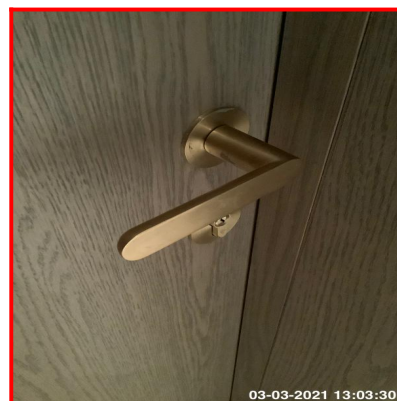
Smoke
Detector

Tested For Power Only - Not Working



1.1.1

Entrance Hallway
Doors / Door
Exterior Door Handle Loose



2.6.1

Airing Cupboard
Floor / Floors
Tape Behind Washer / Dryer



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<i>Ned Momammad</i>	<i>Clare Anderson</i>	<i>Peter McNish</i>

2.7.1 Airing Cupboard
Fuse Box / Fuse Box
Locked Padlock Present



2.9.1 Airing Cupboard
Washer / Dryer / Washer / Dryer
No Power To Appliance



4.1.2 En-Suite (Bedroom 1)
Doors / Door Frame
Small Paint Chip Above Lock Return



5.1.1 Bedroom 2 - LHS
Doors / Door
Paint Marks To Latch



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5.5.1 Bedroom 2 - LHS
Windows / Windows
Handle Stuck, Unable To Open Window



5.12.1 Bedroom 2 - LHS
Lamp / Lamp
Bulb Missing X01



6.1.1 Kitchen / Lounge
Ceiling / Ceiling
Disk Loose By Balcony



7.3.1 Balcony (Lounge)
Decking / Decking
Water Marks



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Ned Momammad	Clare Anderson	Peter McNish
<i>Ned Momammad</i>	<i>Clare Anderson</i>	<i>Peter McNish</i>

Ned Momammad Clare Anderson Peter McNish

Ned
Momammad

Clare
Anderson

Peter
McNish

Guidance Notes And Signatures

INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Please complete your full details below including email address and signature. By adding your email address, you will automatically be sent a copy of the report.

NOTE: Tenants and Third Parties - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report - Agents, Landlords, other Tenants and Third Parties will have access to this information. If you do not agree with this please do not add your details into the App when requested to do so by the Clerk. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments.

DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES PRESENT AT CHECK-IN / CHECK-OUT:

Great care and effort have been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property, its fixtures and fittings at the time of Check-In. It is your responsibility to check this inspection document and report any discrepancies to the Agent / Landlord within seven days of the start of the tenancy.

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents:

Tenant Name	Tenant Email	Tenant Type	Identified By	Sign For	Tenant Signature
Ned Momam mad	Nmohammadrt@yandex.com	Tenant Remotely Signed the Report on 03/03/2021 at 13:56:43 Hrs	Not Completed	Keys And Report	Ned Momam
Clare Anderson	Candersonrt@yandex.com	Tenant Present At Check In	Passport On 01-03-2021 @ 09:07:21 Hr	Keys And Report	Clare Anderson
Peter McNish	P.mcnish@yandex.com	Tenant Remotely Signed the Report on 03/03/2021 at 13:50:13 Hrs	Driving License On 01-03-2021 @ 09:09:06 Hr	Keys And Report	Peter McNish

Details & Signature Of Clerk:

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

Assessor First Name	Assessor Last Name	Assessor Signature
Jackson	Blake	