



Landlord Responsibility Report

For

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

Date Of Report - 02-10-2021

Report Prepared By - Thomas Hobbs



Report Instructed By:
Mayfair Lettings (Green Park)



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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

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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.

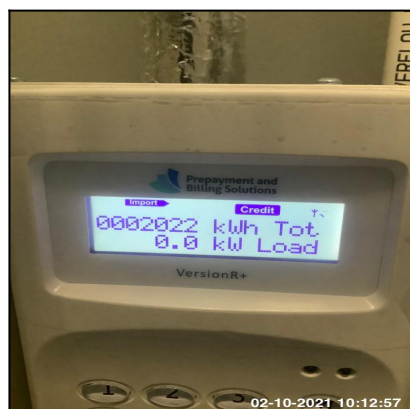
Property Particulars

Overview Of Property Inspected

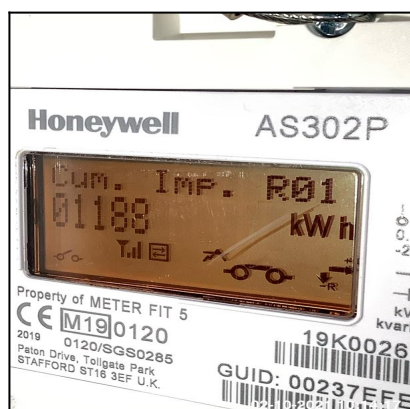
Property Furnished	Furnished
Property Type	Apartment / Flat
Property Style	Purpose Built
Stopcock Location	Entrance Hallway Cupboard
Security Alarm	Inside Entrance Hallway Cupboard

Property Utilities Meters

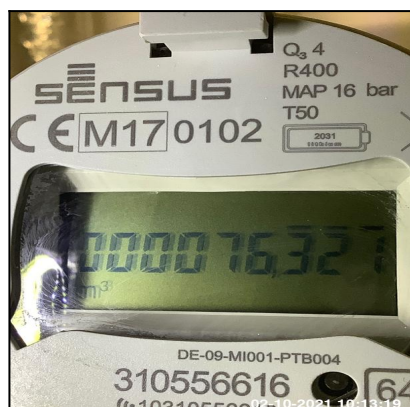
Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Heat Interface Unit - HIU	Entrance Hallway Cupboard	OBI-123	0002022	Tariff - Paid Directly From Bank Account	None	02-10-2021



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Communal Hallway Cupboard - Ground Floor	FN-2187	01188	Tariff - Paid Directly From Bank Account	Changed Since Inventory, New Serial = F112998498 FB2 Key Required For Access	02-10-2021



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	Communal Hallway Cupboard - 1st Floor	3283627	000076,321	Tariff - Paid Directly From Bank Account	FB2 Key Required For Access	02-10-2021



Keys And Sundries (4)

Item	Type	Location	Serial #	No. Received (.Check-Out)
1	Yale Key	Front Door - Upper	None	1
Comment:	None			

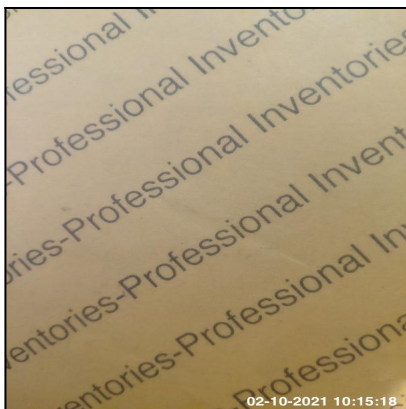


Item	Type	Location	Serial #	No. Received (.Check-Out)
2	High Security Lock Key (Mul- T-Lock Type)	Front Door - Lower	CT9978367	1
Comment:	None			




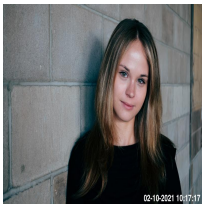


Item	Type	Location	Serial #	No. Received (.Check-Out)
4	Miscellaneous	Mailbox	PI007	None
Comment:	Not Received From Tenant(s) At Check Out			



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Keys / Sundries Below Have Been Returned As Detailed				
Item	Type	Location	Serial #	No. Returned
1	Security Fob / Remote	Main Communal Entrance	None	1


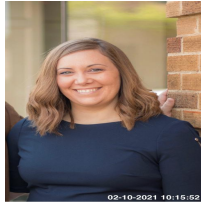
Return To:	Returned To Concierge
Date:	02-10-2021
Time:	12:08 Hrs
Name Of Person Receiving:	Peli Motto
Signature:	
Photo Of Person Receiving:	



Item: 1

Key Return 2

Keys / Sundries Below Have Been Returned As Detailed				
Item	Type	Location	Serial #	No. Returned
1	Yale Key	Front Door - Upper	None	1
2	High Security Lock Key (Mul-T-Lock Type)	Front Door - Lower	CT9978367	1

Agent:	Mayfair Lettings
Branch:	(Green Park)
Date:	02-10-2021
Time:	12:17 Hrs
Name Of Person Receiving:	Sally Reeve
Signature:	
Photo Of Person Receiving:	



Item: 1



Item: 2

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



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



Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
Smoke Detector	Bedroom 2 Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Entrance Hallway Ceiling	Not Seen	Removed During Tenancy	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Master Bedroom Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Lounge Ceiling	Tested For Power Only - Working	None	02-10-2021



Inspection Notes

Carpets Slightly Damp From Professional Steam Clean

Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
Bath / Shower / Furniture	Many Areas Require Professional Cleaning	NA
Bathroom Overview	Many Areas Require Professional Cleaning	NA
White Goods	Many Areas Require Professional Cleaning	NA
Oven / Hob / Cooker / Extractor Hood	Many Areas Require Professional Cleaning	NA
Kitchen Overview	Light Cleaning Required Throughout	NA
Furnishings	Many Areas Require Professional Cleaning	NA
Mattress(es)	Light Cleaning Required Throughout	NA
Curtains and Blinds	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Windows (Outside)	Many Areas Require Professional Cleaning	NA
Windows (Inside)	Light Cleaning Required Throughout	NA
Hard Flooring	Light Cleaning Required Throughout	NA
Carpet(s)	Light Cleaning Required Throughout	NA
Overall Cleanliness	Many Areas Require Professional Cleaning	NA

Property Rooms / Areas

1: Entrance Hallway



1.1 Front Door

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

Serial #	Element	Element Description
1.1.1	Door	Type: Panelled - Flat, Front Door Of Property Finish: Wood Features: Furniture - Brass Effect, Handles - Lever Style, Lock - Yale / Chubb Type, Lock - Thumb Turn, Numerals, Self Closer, Spy Hole
1.1.2	Door Frame	Type: Wood Finish: Frame Coloured - Light Wood Effect

1.2 Ceiling

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

Serial #	Element	Element Description
1.2.1	Blanking Plate	Number Of Fittings: x02 Type: Metal

1.2.2	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

Serial #	Element	Element Description
1.3.1	Recessed Spotlights	Number Of Fittings: x03 Finish: UPVC Features: Bulb - LED

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

Serial #	Element	Element Description
1.4.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let
1.4.2	Wall Cupboard	Type & Number Fitted: Built Into Recess, x01 Finish: Doors To Match Property, Floors To Match Property, Newly Painted For This Let, Walls To Match Property Features: Furniture - Brass Effect, Fuse Box, Interior Light, Stopcock Comments: X2 Switches X4 Fused Switches X1 Double Socket X1 Single Socket
1.4.3	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

1.5 Fuse Box	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.5.1	Fuse Box	Type: Fuse Trips Finish: Metal Features: Cover, Fuse Location Information Comments: Inside Cupboard, Make: Crabtree Loadstar

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

Serial #	Element	Element Description
1.6.1	Air Conditioning Unit	Finish: Wall Mounted, Metal Body Features: Central Aircon Plant Comments: Vent Axia, Inside Cupboard

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

Serial #	Element	Element Description
1.7.1	Washer / Dryer	Make: Siemens Type: Front Loading, Free Standing Features: Control Buttons, Control Dial, Soap Drawer Comments: Inside Cupboard, Model: IQ500

Serial #	Washer / Dryer - Observation - (Check Out)
1.7.1	No Power To Appliance

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

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

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

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

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

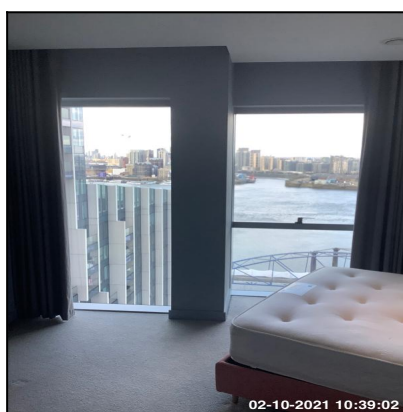
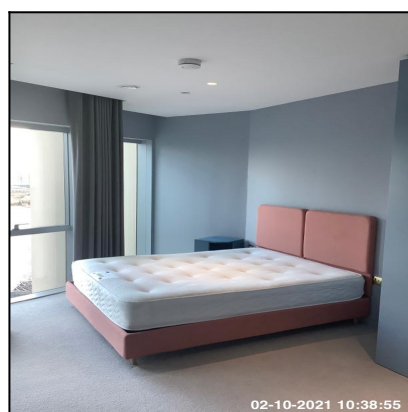
Serial #	Element	Element Description
1.10.1	Floors	Type: Engineered Wood Board Finish: Light Floorboard Effect

Serial #	Floors - Observation - (Check Out)
1.10.1	Scuff Mark By Bathroom

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

Serial #	Element	Element Description
1.11.1	Entry Phone / Video	Make: Orcomm Finish: Glass / UPVC Screen Features: Wall Mounted, LCD Screen

2: Master Bedroom - RHS





2.1 Doors

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

Serial #	Element	Element Description
2.1.1	Door	Type: Panelled - Flat 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

Serial #	Element	Element Description
2.2.1	Blanking Plate	Number Of Fittings: x02 Type: Metal
2.2.2	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

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

Serial #	Element	Element Description
2.3.1	Extractor Fan	Make: Vent Axia Finish: Metal Features: Ceiling Mounted, Heard Working

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

Serial #	Element	Element Description
2.4.1	Recessed Spotlights	Number Of Fittings: x03 Finish: UPVC Features: Bulb - LED

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

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

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

Serial #	Element	Element Description
2.6.1	Windows	Type & Number Fitted: Casement, x03 Finish: Coated Metal Features: Furniture - Chrome Effect, Handles - Lever

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

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

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

Serial #	Element	Element Description
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2.8.1	Room Thermostat Control	Make: OJ Electronics Finish: UPVC Features: Digital Display, Wall Mounted
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2.9 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.9.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x04, Unit Coloured Brass Effect Features: Inserts Coloured White
2.9.2	Network Point	Type: Wall Mounted Finish & Number Fitted: Metal, x01 Features: Inserts Coloured White
2.9.3	Satellite / TV	Make: With FM Socket, With Satellite Socket, With TV Ariel Socket , Wall Mounted Finish & Number Fitted: Metal Effect x01, Unit Coloured Brass Effect Features: Inserts Coloured White

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

Serial #	Element	Element Description
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2.10.1	Floors	Type: Carpet Finish: Synthetic, Woven Features: Threshold Bar - Aluminium, Wall To Wall Fitted, Indentations From Previous Furniture
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2.11 Curtains / Shutters	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.11.1	Curtains	Type: Length To Floor Finish: Cotton Features: Attached To Pole Via Clips, Lined
2.11.2	Poles / Track	Type: Track Finish & Number Fitted: Metal, x03

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

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

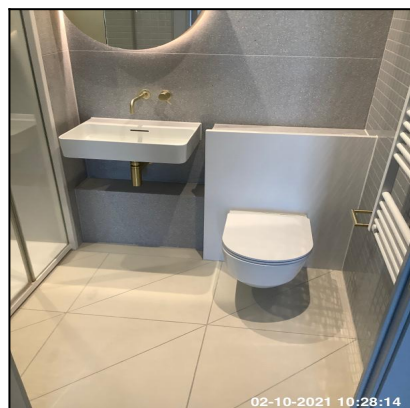
2.13 Wardrobe	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.13.1	Wardrobe	Type & Number Fitted: x01, Built In Finish: Double Doors, Single Door, Wood Features: Drawers x03, Furniture Brass Effect, Handles - Knob, Hanging Rail x02, Shelves x05

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

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

3: En-Suite (Master Bedroom)



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

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

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

3.3 Extractor Fan

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

Serial #	Element	Element Description
3.3.1	Extractor Fan	Make: Vent Axia Finish: Metal Features: Ceiling Mounted, Heard Working

3.4 Lighting

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

Serial #	Element	Element Description
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3.4.1	Recessed Spotlights	Number Of Fittings: x03 Finish: UPVC Features: Bulb - LED
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3.5 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.5.1	Tiling	Type: Fully Tiled Finish & Tile Colour: Grey, Grout - Grey, Tiles - Smooth Surface Comments: Speckled Grey Tiles Behind Basin Plain Corian Style Panel Tile Behind Shower Head And Toilet

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

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

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

Serial #	Element	Element Description
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3.7.1	Radiator	Type & Number Fitted: Vertical Unit, x01 Finish: Enamel Features: End Cap x01 Comments: Electric
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3.8 Floor	
Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.8.1	Floors	Type: Tiled Features: Grout - Grey, Threshold Bar - Aluminium

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

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

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

Serial #	Element	Element Description
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3.10.1	Toilet	Type: Cistern Enclosed Into Wall - Not Visible, Wall Hung - 'Floating' Pan Finish: Ceramic / Resin, To Match Suite Features: Flush - Double Button, Furniture - UPVC, Seat & Lid - UPVC / Resin, Seat Cushion Pads x04, Slow Close Lid
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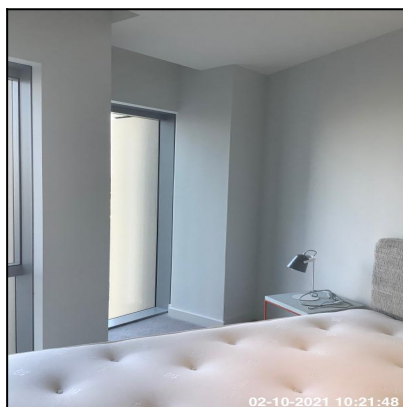
3.11 Shower	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.11.1	Shower	Finish: Metal Body Features: Dials / Buttons, Deluge Pan Head
3.11.2	Shower - Enclosure / Screen	Type: Cubicle Finish: Composite Tray Features: Furniture - Brass Effect, Glazed Panel, Seal To Base Of Door, Tray Waste To Match, Hinged Door

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

Serial #	Element	Element Description
3.12.1	Medicine Cabinet	Finish: Furniture - Brass, Metal Features: Mirrors To Face, Shelves - Wood, Shelves x02, Single Door, Wall Fitted
3.12.2	Toilet Roll Holder	Type: Wall Mounted Finish: Metal

4: Bedroom 2 - LHS



4.1 Doors

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

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
4.1.2	Door Frame	Type: Wood Finish: Newly Painted For This Let

4.2 Ceiling

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

Serial #	Element	Element Description
4.2.1	Blanking Plate	Type: Metal Number Of Fittings: x01
4.2.2	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

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

Serial #	Element	Element Description
4.3.1	Extractor Fan	Make: Vent Axia Finish: Metal Features: Ceiling Mounted, Heard Working

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

Serial #	Element	Element Description
4.4.1	Recessed Spotlights	Number Of Fittings: x03 Finish: UPVC Features: Bulb - LED

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

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

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

Serial #	Element	Element Description
4.6.1	Windows	Type & Number Fitted: Casement, x02 Finish: Coated Metal Features: Furniture - Chrome Effect, Handles - Lever

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

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

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

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

4.9 Socket Outlet	
Overall Colour:	General Condition:

Brass	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
4.9.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x03 Features: Inserts Coloured White

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

Serial #	Element	Element Description
4.10.1	Floors	Type: Carpet Finish: Synthetic, Woven Features: Threshold Bar - Aluminium, Wall To Wall Fitted

Serial #	Floors - Observation - (Check Out)
4.10.1	Rolling By Window

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

Serial #	Element	Element Description
4.11.1	Curtains	Type: Length To Floor Finish: Cotton Features: Attached To Pole Via Clips, Lined
4.11.2	Poles / Track	Type: Track Finish & Number Fitted: Metal, x02

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

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

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

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

4.14 Bedside Table	
Overall Colour:	General Condition:
Blue (Light)	Brand New / Newly Refurbished Condition

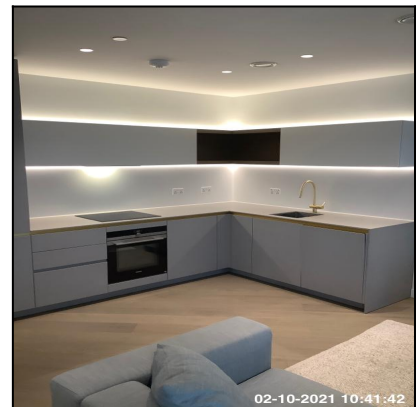
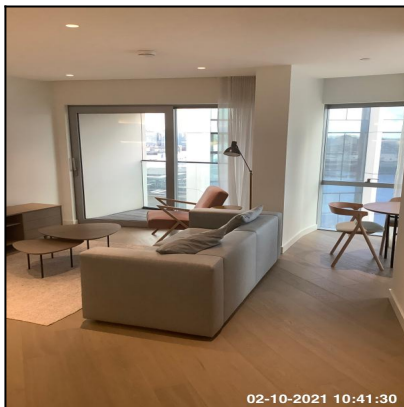
Serial #	Element	Element Description
4.14.1	Bedside Table	Type & Number Present: Square, x02 Finish: Metal Comments: Orange Frame With Light Blue Stone Top

4.15 Lamp	
Overall Colour:	General Condition:

Grey	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
4.15.1	Lamp	Finish: Metal Effect Type: Standard Features: Arm, Bulb , Lead, Switch & Plug , Shade - Metal Comments: X02

5: Kitchen / Lounge - Open Plan



5.1 Ceiling		
Overall Colour:	General Condition:	
White	Brand New / Newly Refurbished Condition	
Serial #	Element	Element Description

5.1.1	Blanking Plate	Number Of Fittings: x03 Type: Metal
5.1.2	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

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

Serial #	Element	Element Description
5.2.1	Extractor Fan	Make: Vent Axia Finish: Metal Features: Ceiling Mounted, Heard Working Comments: X02

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

Serial #	Element	Element Description
5.3.1	Recessed Spotlights	Number Of Fittings: x09 Finish: UPVC Features: Bulb - LED

Serial #	Recessed Spotlights - Observation - (Check Out)
5.3.1	Bulb Not Working x01

5.4 Walls	
Overall Colour:	General Condition:

White	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.4.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let
5.4.2	Tiling	Type: Tiled Above Work Tops Finish & Tile Colour: Tiles - Smooth Surface, White Comments: White Stone Panel From Worktop To Wall Units
5.4.3	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

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

Serial #	Element	Element Description
5.5.1	Windows	Type & Number Fitted: Casement, x03 Finish: Coated Metal Features: Furniture - Chrome Effect, Handles - Lever

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

Serial #	Element	Element Description
5.6.1	Multibank Unit	Type: For Appliance, Cupboard Fitted Finish: UPVC Comments: Inside Kitchen Unit

5.6.2	Quad	Type: For Light, Wall Mounted Finish & Number Fitted: Metal Effect x01 Features: Inserts Coloured White
5.6.3	Single	Type: For Light, Wall Mounted Finish & Number Fitted: Metal Effect x01 Features: Inserts Coloured White
5.6.4	Single (For Appliance)	Finish & Number Fitted: UPVC x01 Comments: Inside Kitchen Unit

5.7 Room Thermostat Control

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

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

5.8 Socket Outlet

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

Serial #	Element	Element Description
5.8.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x05 Features: Inserts Coloured White Comments: X03 Grey In Kitchen

5.8.2	Network Point	Type: Wall Mounted Finish & Number Fitted: Metal, x02 Features: Inserts Coloured White
5.8.3	Satellite / TV	Make: With FM Socket, With Satellite Socket, With TV Ariel Socket , Wall Mounted Finish & Number Fitted: Metal Effect x01 Features: Inserts Coloured White

5.9 Floor

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

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

5.10 Kitchen Units

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

Serial #	Element	Element Description
5.10.1	Kitchen Units	General Features: Melamine, Plinths To Match Wall Unit Features: Backboards To Units, Doors - Solid, Internal Shelves - Wood, Slow Close Mechanisms , Open Shelving, Wall Unit x03 Base Unit Features: Base Unit x04, Doors - Solid , Doors / Drawers - Slow Close Mechanism , Handles Integrated Into Doors, Integrated Doors To Appliances x02, Internal Shelves - Wood, Integrated Pull Out Bin, Plastic / UPVC Cutlery Insert to Drawer X01, Drawer Unit x01 Comments: Open Shelving Wood Effect, Integrated Halo 4 Compartment Bin With X01 Lid Under Sink

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

Serial #	Element	Element Description
5.11.1	Worktops	Type: Corian Finish: Matt Effect Features: Integrated Drainer

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

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

5.13 Extractor Hood	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.13.1	Extractor Hood	Make: Elica Finish & Type: Under Unit Mounted, Integrated Features: Integrated Lights, Controls - Slide, Wire Mesh Filter

5.14 Hob	
Overall Colour:	General Condition:

Black	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.14.1	Hob	Make: Siemens Type: Induction Features: Rings x04, Controls - Touch

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

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

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

Serial #	Element	Element Description
5.16.1	Fridge Freezer	Make: Siemens Type: Integrated Features: Door Basket / Tray x05, Glass Shelves x05, Plastic Fronted Baskets x03, Interior Light, Salad Crisper x01, Temperate Control - Internal Energy Rating: A+

5.17 Dishwasher	
Overall Colour:	General Condition:

Black	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.17.1	Dishwasher	Make: Siemens Type: Integrated Features: Controls To Interior Top, Cutlery Drawer, Wire Plate Holder x2 Comments: Model: S16P1S

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

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

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

Serial #	Element	Element Description
5.19.1	Lamp	Finish: Metal Effect, Wood / Natural Effect Type: Floor Standing Features: Shade - Metal, Lead, Switch & Plug , Arm Comments: X01

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

Serial #	Element	Element Description
5.20.1	Rug	Type: Rectangular, Medium Finish & Number Fitted: Cotton, x01

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

Serial #	Element	Element Description
5.21.1	Sofa	Type: 3 Seater Finish & Amount: Cloth Cover, x01 Features: Cushions - Plain, Feet - Wooden , Self Coloured Cushions / Covers

5.22 Table & Chairs	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.22.1	Table & Chairs	Type: Dining, Round, x1 Finish: Wood Features: Chairs To Match x04 Comments: Chairs Wood With Padded Seats Table Wood With Metal Frame

5.23 TV Base Unit	
Overall Colour:	General Condition:

Wood Effect	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.23.1	TV Base Unit	Type: Free Standing, Rectangle Finish: Wood Features: Shelf, Drawers x3, Cupboard x01, Drawers - Spring Loaded, Legs - Wood

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

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

5.25 Side Table	
Overall Colour:	General Condition:
Brown	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.25.1	Table	Type & Number Present: x01, Side / Occasional Finish: Metal Features: Frame - Metal Comments: Cream Stone Base With Metal Top And Frame

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

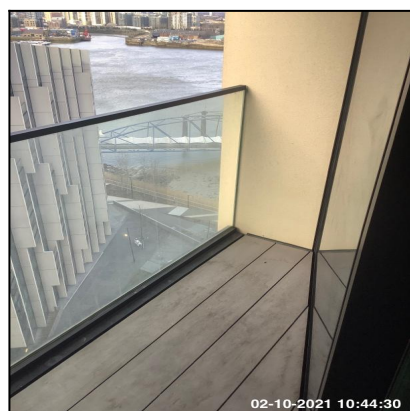
Serial #	Element	Element Description
5.26.1	Table	Type & Number Present: x02 Finish: Wood Features: Frame - Metal

5.27 Instruction Manuals / Certificates

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

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

6: Balcony (Lounge)



6.1 Doors

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

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

6.2 Fence

Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
6.2.1	Fence	Type: Panels Finish: Glass Panels, Chrome Trim To Edges

6.3 Decking

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

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

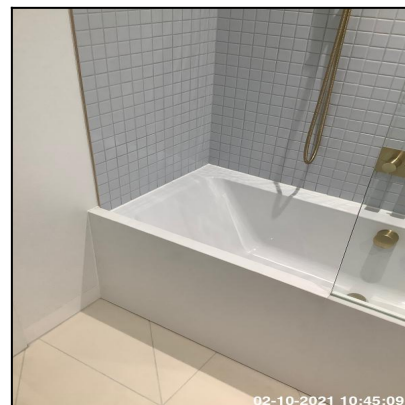
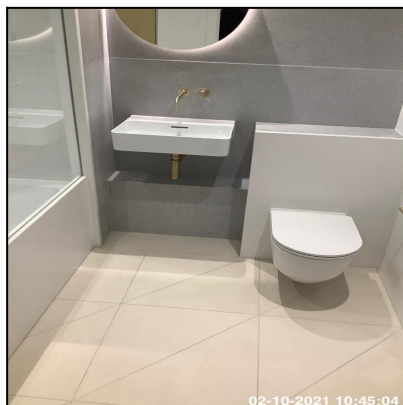
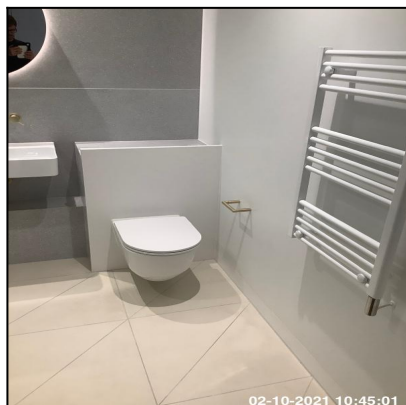
Serial #	Decking - Observation - (Check Out)
6.3.1	Water Marked

6.4 Walls - Exterior

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

Serial #	Element	Element Description
6.4.1	Wall - Exterior	Type: Stone Finish: Newly Painted For This Let

7: Bathroom



7.1 Doors

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

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

7.2 Ceiling

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

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

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

Serial #	Element	Element Description
7.3.1	Extractor Fan	Make: Vent Axia Finish: Metal Features: Ceiling Mounted, Heard Working

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

Serial #	Element	Element Description
7.4.1	Recessed Spotlights	Number Of Fittings: x03 Finish: UPVC Features: Bulb - LED

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

Serial #	Element	Element Description
7.5.1	Skirting Boards	Type: Moulded To Edge Finish: Tiled

7.5.2	Tiling	Type: Fully Tiled, Tiled Behind Bath To Ceiling, Tiled Behind Furniture Finish & Tile Colour: Grey, Grout - Grey, Tiles - Smooth Surface Comments: Speckled Grey Tiles Behind Basin Plain Corian Style Panel Tile Behind Shower Head And Toilet
7.5.3	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

7.6 Socket Outlet

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

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

7.7 Radiator

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

Serial #	Element	Element Description
7.7.1	Radiator	Type & Number Fitted: Vertical Unit, x01 Finish: Enamel Features: End Cap x01 Comments: Electric

7.8 Floor

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

Serial #	Element	Element Description
7.8.1	Floors	Type: Tiled Features: Grout - Grey, Threshold Bar - Aluminium

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

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

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

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

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

Serial #	Element	Element Description
7.11.1	Bath	Type: Straight Bath, To Match Suite Finish: UPVC Features: Furniture - Brass Effect, Tap - Mixer, Overflow
7.11.2	Bath Side Panel	Type: Tiled - To Match Walls Comments: Plain Corian Style PanelTiled

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

Serial #	Element	Element Description
7.12.1	Shower	Finish: Metal Body Features: Deluge Pan Head, Flexible Hose, Shower Head
7.12.2	Shower - Enclosure / Screen	Type: Fitted Over Bath, Screen Finish: Glass Screen - Clear Features: Screen Fitted Over Bath

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

Serial #	Element	Element Description
7.13.1	Medicine Cabinet	Finish: Furniture - Brass, Metal Features: Mirrors To Face, Shelves - Wood, Shelves x02, Single Door, Wall Fitted
7.13.2	Toilet Roll Holder	Type: Wall Mounted Finish: Metal

CHRONOLOGICAL LIST OF OBSERVATIONS (Check Out)

Serial #	Location & Supporting Text	Supporting Photographs
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Smoke Detector	Not Seen
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