



Inventory Report

For

The Old Farm, Shavington, Lancashire, OL67 1QQ

Date Of Report - 20-03-2018

Report Prepared By - Paul J Campbell



Report Instructed By:
Mayfair Lettings (Hamptons)



REPORT INDEX

Report Information	3
What Is Included In The Report	5
Advice For Tenants	6
Property Particulars	7
Overview Of Property Inspected	7
Property Utilities Meters	7
Keys And Sundries	7
Property Safety Features / Equipment	8
Smoke Alarm & CO Detectors	9
Inspection Notes	10
Quick View - State Of Cleanliness Of Property Rooms / Areas	11
Property Rooms / Areas	12
1: Entrance Hallway	12
2: Kitchen	25
3: Office - Ground Floor	37
4: Toilet - Female	51
5: Toilet - Male	63
6: Office - 1st Floor	75
7: Warehouse	88
8: Exterior	112
CHRONOLOGICAL LIST OF OBSERVATIONS (Inventory)	116
Guidance Notes And Signatures	141
Signatures & Contact Information For Tenants	141
Details & Signature Of Clerk	141

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.

Quality Inventories Ltd

Farm House, 167 High Street, Norden, Lancashire, OL15 7TG

07887 425 527 / 07584 007 666 / 07515 598 744

info@qualityinventories.co.uk

Know More: www.qualityinventories.co.uk

Please leave a review on Google: <https://g.page/qualtyltd/review!ff>

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.

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.

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

Property Particulars

Overview Of Property Inspected

Property Furnished	Unfurnished
Property Type	Commercial
Property Style	Converted
Stopcock Location	Male Bathroom Lower Wall LHS Of Door
Security Alarm	Instructions From Agent Not To Reveal Location

Property Utilities Meters

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Warehouse - By Front Door	V01C0623 2	213592	Tariff - Paid Directly From Bank Account	None	20-03-2018



Keys And Sundries (2)

Item	Type	Location	Serial #	No. Issued (Check-In)
1	Miscellaneous	Front Door Central Lock	SYAX1	1
Comment:	None			



Item	Type	Location	Serial #	No. Issued (Check-In)
2	Security Fob / Remote	Building Alarm System Access	None	1
Comment:	None			



Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
Fire Blanket / Fire Extinguisher	Valid	None	NA



Type	Status	Comment	Valid To Date
	Present	Office Areas Only	NA
All Blinds Have Required Cord Safety Device	Present	Office Areas Only	NA

Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
CO Detector	Office - Ground Floor	Tested For Power Only - Not Working	None	20-03-2018



Type	Location	Status	Comment	Date Tested
Smoke Detector	Ground Floor Ceiling	Part Of Integrated System Unable To Test	None	20-03-2018



Type	Location	Status	Comment	Date Tested
Smoke Detector	First Floor Ceiling	Part Of Integrated System Unable To Test	None	20-03-2018



Inspection Notes

Tenant Already In Occupation

All Areas Inspected Though Tenants Items Present And Blocking Some Areas

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
Kitchen Overview	Light Cleaning Required Throughout	NA
Curtains and Blinds	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Windows (Outside)	Light Cleaning Required Throughout	NA
Windows (Inside)	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Hard Flooring	Light Cleaning Required Throughout	NA
Overall Cleanliness	Professional Cleaning Required Throughout	NA

Property Rooms / Areas

1: Entrance Hallway



1.1 Doors

Overall Colour:

General Condition:

Grey

Good - Minor Cosmetic Damage / In Working Condition



1.1 Doors

1.1 Doors

1.1 Doors



1.1 Doors



1.1 Doors

Serial #	Element	Element Description
1.1.1	Door	<p>Type: Panelled - Glazed, Front Door Of Property</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Furniture - Chrome Effect, Letter Box - Entry, Door Glass - Single Glazed</p>
1.1.2	Door Frame	<p>Type: Wood</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Transom Window - Opaque Glass, Transom Window - Single Glazed, Transom Window - To Match Door, Transom Window x02</p>

Serial #	Door Frame - Observation - (Inventory)
1.1.2	<p>Heavily Weathered To Exterior</p> <p>Damaged By Yale Lock</p> <p>Security Bar Not Fully Secured</p>



1.1.2 Heavily Weathered To Exterior



1.1.2 Heavily Weathered To Exterior



1.1.2 Heavily Weathered To Exterior



1.1.2 Damaged By Yale Lock Security Bar Not Fully Secured



1.1.2 Damaged By Yale Lock Security Bar Not Fully Secured



1.1.2 Damaged By Yale Lock Security Bar Not Fully Secured

1.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



1.2 Ceiling



1.2 Ceiling



1.2 Ceiling



1.2 Ceiling



1.2 Ceiling

Serial #	Element	Element Description
1.2.1	Ceiling	<p>Type: Plaster</p> <p>Finish: Finish - Smooth Surface, Not Newly Painted For This Let</p> <p>Comments: Cobwebs To Corners</p>

1.3 Lighting	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



1.3 Lighting

Serial #	Element	Element Description
1.3.1	Recessed Spotlights	<p>Number Of Fittings: x06</p> <p>Finish: UPVC</p> <p>Features: Bulb - Halogen</p>

1.4 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls

Serial #	Element	Element Description
----------	---------	---------------------

1.4.1	Skirting Boards	<p>Type: Moulded To Edge</p> <p>Finish: Not Newly Painted For This Let, Colour White</p>
1.4.2	Wall Cupboard	<p>Type & Number Fitted: Under Stairs, x01</p> <p>Comments: Many Tenant Items, Networking Devices</p>
1.4.3	Walls	<p>Type: Plaster - Painted</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Light Rub Marks In Places</p> <p>Comments: Wood Panel Behind Front Door, Minor Chips To Corners, Poster By Front Door</p>

Serial #	Wall Cupboard - Observation - (Inventory)
1.4.2	<p>Rear Handle Loose</p> <p>RHS Door Frame Trim Missing</p>



1.4.2 Rear Handle Loose



1.4.2 RHS Door Frame Trim Missing

1.5 Switch	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



1.5 Switch



1.5 Switch



1.5 Switch

Serial #	Element	Element Description
1.5.1	Double	Type: For Light, Wall Mounted, For Extractor Fan Finish & Number Fitted: UPVC x02
1.5.2	Quad	Type: For Light, Wall Mounted Finish & Number Fitted: UPVC x01
1.5.3	Single	Type: For Light, Wall Mounted Finish & Number Fitted: UPVC x01

1.6 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



1.6 Socket Outlet

Serial #	Element	Element Description
1.6.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x01

1.7 Floor	
Overall Colour:	General Condition:
Grey	Good - Minor Cosmetic Damage / In Working Condition



1.7 Floor



1.7 Floor



1.7 Floor



1.7 Floor

Serial #	Element	Element Description
1.7.1	Floors	Type: Wooden Finish: Painted - Not Newly Painted For This Let

Serial #	Floors - Observation - (Inventory)
1.7.1	Indentations RHS Of Kitchen And By Warehouse Door Worn Patches To All Areas



1.7.1 Indentations RHS Of Kitchen And By Warehouse Door
Worn Patches To All Areas



1.7.1 Indentations RHS Of Kitchen And By Warehouse Door
Worn Patches To All Areas



1.7.1 Indentations RHS Of Kitchen And By Warehouse Door
Worn Patches To All Areas



1.7.1 Indentations RHS Of Kitchen And By Warehouse Door
Worn Patches To All Areas

1.8 Fuse Box	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function



1.8 Fuse Box

Serial #	Element	Element Description
1.8.1	Fuse Box	<p>Type: Fuse Trips</p> <p>Finish: Metal</p> <p>Features: Fuse Location Information</p> <p>Comments: Fitted Inside Cupboard</p>

1.9 Warehouse Door	
Overall Colour:	General Condition:
Grey	Good - Minor Cosmetic Damage / In Working Condition



1.9 Warehouse Door



1.9 Warehouse Door



1.9 Warehouse Door



1.9 Warehouse Door

Serial #	Element	Element Description
1.9.1	Door	<p>Type: Panelled - Flat</p> <p>Finish: Metal</p> <p>Features: Handles - Lever Style, Furniture - UPVC Effect, Lock - Slide Bolt, Lock - Pad Lock - Key / Combination, Lock - Yale / Chubb Type</p>
1.9.2	Door Frame	<p>Type: UPVC</p>

Serial #	Door - Observation - (Inventory)
1.9.1	Lower Rear Worn Rear Handle Facia Missing Rust Spots To Face



1.9.1 Lower Rear Worn
Rear Handle Facia Missing



1.9.1 Lower Rear Worn
Rear Handle Facia Missing



1.9.1 Rust Spots To Face



1.9.1 Rust Spots To Face

1.10 Fire Extinguisher	
Overall Colour:	General Condition:
Red	Good - Minor Cosmetic Damage / In Working Condition



1.10 Fire Extinguisher



1.10 Fire Extinguisher

Serial #	Element	Element Description
1.10.1	Fire Extinguisher	Type: Dry Powder Spray, Free Standing Comments: X2

2: Kitchen



2.1 Doors

Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



2.1 Doors



2.1 Doors



2.1 Doors

Serial #	Element	Element Description
2.1.1	Door	Type: Door Not Fitted - Frame Only
2.1.2	Door Frame	Type: Wood Finish: Frame Coloured - White, Not Newly Painted For This Let

2.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.2 Ceiling



2.2 Ceiling

Serial #	Element	Element Description
----------	---------	---------------------

2.2.1	Ceiling	<p>Type: Plaster</p> <p>Finish: Finish - Smooth Surface, Not Newly Painted For This Let</p> <p>Comments: Cobwebs To Corners</p>
-------	---------	--

2.3 Lighting	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



2.3 Lighting

Serial #	Element	Element Description
2.3.1	Recessed Spotlights	<p>Number Of Fittings: x02</p> <p>Finish: UPVC</p> <p>Features: Bulb - Halogen</p>

Serial #	Recessed Spotlights - Observation - (Inventory)
2.3.1	RHS Fitting Not Secure



2.3.1 RHS Fitting Not Secure

2.4 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.4 Walls



2.4 Walls



2.4 Walls



2.4 Walls

2.4 Walls

Serial #	Element	Element Description
2.4.1	Skirting Boards	Type: Moulded To Edge Finish: Not Newly Painted For This Let, Colour White
2.4.2	Tiling	Type: Tiled From Floor To Mid Height Finish & Tile Colour: Grout - White, Tiles - Smooth Surface, White Comments: Grouting Discoloured Behind Sink
2.4.3	Walls	Type: Plaster - Painted Finish: Not Newly Painted For This Let Features: Light Rub Marks In Places

2.5 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.5 Socket Outlet

Serial #	Element	Element Description
2.5.1	Double	Type: Wall Mounted Finish & Number Of Fittings: UPVC x01

2.6 Floor	
Overall Colour:	General Condition:
Grey	Good - Minor Cosmetic Damage / In Working Condition



2.6 Floor



2.6 Floor

Serial #	Element	Element Description
----------	---------	---------------------

2.6.1	Floors	Type: Wooden Finish: Painted - Not Newly Painted For This Let
-------	--------	--

Serial #	Floors - Observation - (Inventory)
2.6.1	Heavily Worn To Centre



2.6.1 Heavily Worn To Centre

2.7 Kitchen Units	
Overall Colour:	General Condition:
Wood Effect	Good - Minor Cosmetic Damage / In Working Condition



2.7 Kitchen Units



2.7 Kitchen Units



2.7 Kitchen Units



2.7 Kitchen Units



2.7 Kitchen Units

Serial #	Element	Element Description
2.7.1	Kitchen Units	<p>General Features: Melamine</p> <p>Wall Unit Features: Handles - Chrome Effect, Handles - Pull Style, Internal Shelves - Wood, Wall Unit x02, Doors - Solid, Backboards To Units</p> <p>Base Unit Features: Base Unit x01, Doors - Solid , Handles - Chrome Effect, Handles - Pull</p> <p>Comments: Shelf Edges Chipped In Line With Age</p>

2.8 Worktops	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.8 Worktops

Serial #	Element	Element Description
2.8.1	Worktops	Comments: Tiled To Match Walls

2.9 Sink	
Overall Colour:	General Condition:
Stainless Steel	Good Condition - No Obvious Faults In Appearance Or Function



2.9 Sink



2.9 Sink



2.9 Sink



2.9 Sink



2.9 Sink

Serial #	Element	Element Description
----------	---------	---------------------

2.9.1	Sink	<p>Type: Bowl - Single, Drainer - Double</p> <p>Finish: Steel Effect</p> <p>Features: Furniture - Chrome Effect, Overflow, Scratched In Line With Age, Tap - Combination Type, Waste Plug x01</p>
-------	------	--

Serial #	Sink - Observation - (Inventory)
2.9.1	Lime Scale To Taps



2.9.1 Lime Scale To Taps

2.9.1 Lime Scale To Taps

2.10 Fridge Freezer	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



2.10 Fridge Freezer

Serial #	Element	Element Description
2.10.1	Fridge Freezer	Comments: Tenant Owned

2.11 Dishwasher	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



2.11 Dishwasher

Serial #	Element	Element Description
2.11.1	Dishwasher	Comments: Tenant Owned

2.12 Microwave	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



2.12 Microwave

Serial #	Element	Element Description
2.12.1	Microwave	Comments: Tenant Owned

2.13 Shelves	
Overall Colour:	General Condition:
Wood Effect	Good Condition - No Obvious Faults In Appearance Or Function



2.13 Shelves

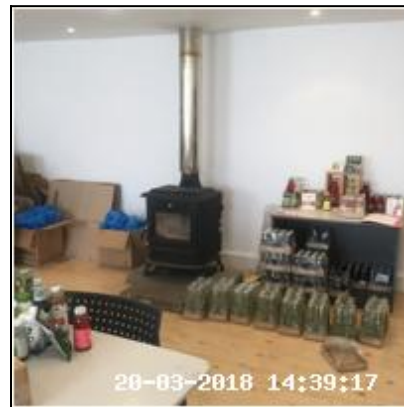


2.13 Shelves

Serial #	Element	Element Description
----------	---------	---------------------

2.13.1	Shelves	<p>Number Fitted: x01</p> <p>Finish: Wood</p> <p>Features: Metal Brackets, Wall Mounted</p>
--------	---------	--

3: Office - Ground Floor



3.1 Doors	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



3.1 Doors



3.1 Doors

Serial #	Element	Element Description
3.1.1	Door	<p>Type: Panelled - Flat</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Handles - Lever Style, Furniture - Chrome Effect, Over Painted To Furniture, Lock - Mortice</p> <p>Comments: Scuffed To Lower Areas</p>
3.1.2	Door Frame	<p>Type: Wood</p> <p>Finish: Frame Coloured - White, Not Newly Painted For This Let</p> <p>Comments: Minor Chips To Edges</p>

3.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.2 Ceiling



3.2 Ceiling



3.2 Ceiling



3.2 Ceiling

Serial #	Element	Element Description
3.2.1	Ceiling	<p>Type: Plaster</p> <p>Finish: Finish - Smooth Surface, Not Newly Painted For This Let</p> <p>Comments: Cobwebs To Corners</p>

Serial #	Ceiling - Observation - (Inventory)
3.2.1	Repair Mark Above Fireplace

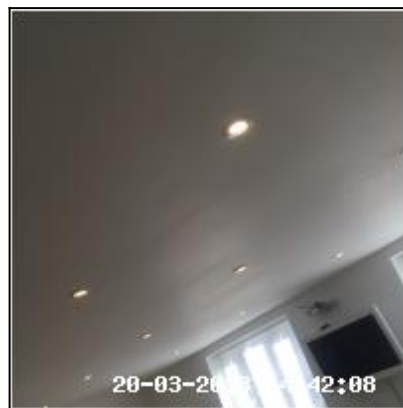


3.2.1 Repair Mark Above Fireplace

3.3 Lighting	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



3.3 Lighting



3.3 Lighting



3.3 Lighting

Serial #	Element	Element Description
3.3.1	Recessed Spotlights	<p>Finish: UPVC</p> <p>Features: Bulb - Halogen</p> <p>Comments: X28, X5 Not Working</p>

Serial #	Recessed Spotlights - Observation - (Inventory)
-----------------	--

3.3.1	X2 Fitting Not Secure
-------	-----------------------



3.3.1 X2 Fitting Not Secure

3.3.1 X2 Fitting Not Secure

3.4 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



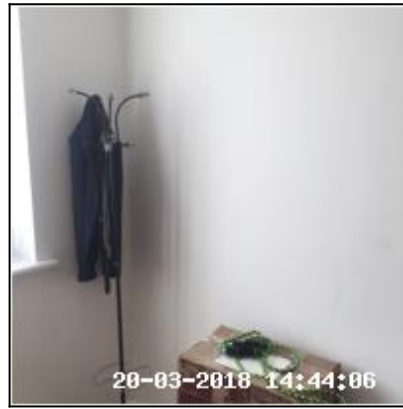
3.4 Walls

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	Trunking	<p>Finish: Colour White</p> <p>Comments: UPVC, Gaps To Some Joins, Light Scuff Marks In Places</p>
3.4.2	Walls	<p>Type: Plaster - Painted</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Light Rub Marks In Places</p> <p>Comments: TV Mounted Between Windows</p>

Serial #	Trunking - Observation - (Inventory)
----------	--------------------------------------

3.4.1	Chipped LHS Of Door Corners Loose To Rear
-------	--



3.4.1 Chipped LHS Of Door
Corners Loose To Rear

3.4.1 Chipped LHS Of Door
Corners Loose To Rear

3.4.1 Chipped LHS Of Door
Corners Loose To Rear

Serial #	Walls - Observation - (Inventory)
3.4.2	Paint Chipped To Rear LHS Cracking Behind Fireplace



3.4.2 Paint Chipped To Rear
LHS

3.4.2 Cracking Behind
Fireplace

3.4.2 Cracking Behind
Fireplace

3.5 Windows	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.5 Windows



3.5 Windows



3.5 Windows

Serial #	Element	Element Description
3.5.1	Sill	Finish & Number Fitted: Not Newly Painted For This Let , Wood, x02 Features: To Match Frame
3.5.2	Windows	Type & Number Fitted: Casement, x02 Finish: Not Newly Painted For This Let , Wood Features: Furniture - White Effect, Furniture Tarnished & Scratched, Glazed - Double, Handles - Lever With Button & Lock

3.6 Switch	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



3.6 Switch



3.6 Switch

Serial #	Element	Element Description
3.6.1	Fused	Type: Wall Mounted Finish & Number Fitted: UPVC x02 Features: With Fuse Clip
3.6.2	Quad	Type: For Light, Wall Mounted Finish & Number Fitted: UPVC x01

Serial #	Quad - Observation - (Inventory)
3.6.2	LHS Button Pushed In



3.6.2 LHS Button Pushed In

3.7 Socket Outlet

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.7 Socket Outlet

Serial #	Element	Element Description
3.7.1	Double	<p>Type: Wall Mounted</p> <p>Finish & Number Of Fittings: UPVC x03</p> <p>Comments: Unable To Locate All Units Due To Tenants Items</p>

3.8 Floor	
Overall Colour:	General Condition:
Wood Effect	Good - Minor Cosmetic Damage / In Working Condition



3.8 Floor



3.8 Floor



3.8 Floor



3.8 Floor

Serial #	Element	Element Description
3.8.1	Floors	<p>Type: Laminate</p> <p>Finish: Light Floorboard Effect</p> <p>Features: Threshold Bar - Aluminium, Wood Surface - Scratched / Dented / Discoloured Through Age & Use</p>

Serial #	Floors - Observation - (Inventory)
3.8.1	Rub Marks And Chip Under Door

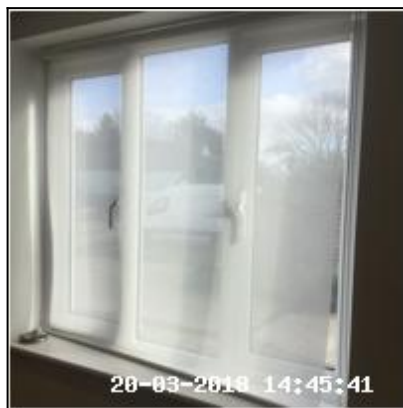


3.8.1 Rub Marks And Chip Under Door 3.8.1 Rub Marks And Chip Under Door

3.9 Blinds	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



3.9 Blinds



3.9 Blinds



3.9 Blinds

Serial #	Element	Element Description
3.9.1	Blinds	<p>Type & Number Fitted: Roller, x02</p> <p>Finish: Cotton</p> <p>Features: Toggles, Cord Safety Sign Not Seen</p>

3.10 Fireplace	
Overall Colour:	General Condition:

Black	Good Condition - No Obvious Faults In Appearance Or Function
-------	--



3.10 Fireplace



3.10 Fireplace



3.10 Fireplace



3.10 Fireplace

Serial #	Element	Element Description
3.10.1	Fireplace	<p>Type: Built In</p> <p>Finish: Metal</p> <p>Comments: Mounted On Concrete Slabs, Chimney Exits Via Ceiling</p>

3.11 Tenants Items	
Overall Colour:	General Condition:
Multi Coloured	Good - Minor Cosmetic Damage / In Working Condition



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



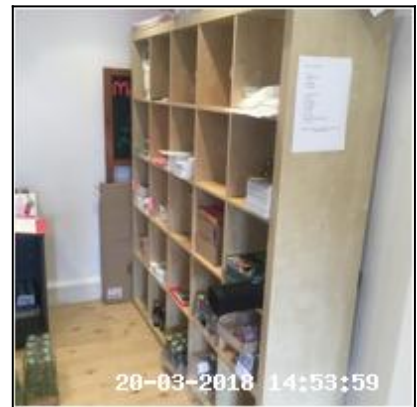
3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items

4: Toilet - Female



4.1 Doors

Overall Colour:

White

General Condition:

Good - Minor Cosmetic Damage / In Working Condition



4.1 Doors



4.1 Doors



4.1 Doors

Serial #	Element	Element Description
4.1.1	Door	<p>Type: Panelled - Flat</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Lock - Thumb Turn, Handles - Lever Style, Furniture - Chrome Effect, Over Painted To Furniture</p>
4.1.2	Door Frame	<p>Type: Wood</p> <p>Finish: Frame Coloured - White, Not Newly Painted For This Let</p> <p>Comments: Minor Chips To Lower Edges</p>

4.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



4.2 Ceiling



4.2 Ceiling



4.2 Ceiling

Serial #	Element	Element Description
4.2.1	Ceiling	<p>Type: Plaster</p> <p>Finish: Finish - Smooth Surface, Not Newly Painted For This Let</p> <p>Comments: Cobwebs To Corners</p>

4.3 Lighting	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



4.3 Lighting

Serial #	Element	Element Description
----------	---------	---------------------

4.3.1	Recessed Spotlights	<p>Number Of Fittings: x04</p> <p>Finish: UPVC</p> <p>Features: Bulb - Halogen</p>
-------	---------------------	---

Serial #	Recessed Spotlights - Observation - (Inventory)
4.3.1	All Fittings Not Secure



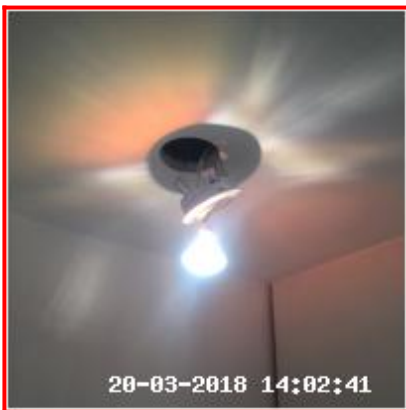
4.3.1 All Fittings Not Secure



4.3.1 All Fittings Not Secure



4.3.1 All Fittings Not Secure



4.3.1 All Fittings Not Secure

4.4 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



4.4 Walls



4.4 Walls



4.4 Walls



4.4 Walls



4.4 Walls

Serial #	Element	Element Description
4.4.1	Skirting Boards	Type: Moulded To Edge Finish: Not Newly Painted For This Let, Colour White
4.4.2	Tiling	Type: Part Tiled Finish & Tile Colour: Grout - White, Tiles - Smooth Surface, Blue Comments: Grouting Discoloured
4.4.3	Wall Box	Finish: Wood Features: Painted To Match Wall Comments: Behind Toilet

4.4.4	Walls	<p>Type: Plaster - Painted</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Light Rub Marks In Places</p>
-------	-------	--

4.5 Floor	
Overall Colour:	General Condition:
Cream	Good Condition - No Obvious Faults In Appearance Or Function



4.5 Floor

4.5 Floor

4.5 Floor

Serial #	Element	Element Description
4.5.1	Floors	<p>Type: Tiled</p> <p>Features: Grout - Grey, Threshold Bar - Aluminium</p> <p>Comments: Discoloured To All Areas</p>

Serial #	Floors - Observation - (Inventory)
4.5.1	Scratched By Door And Toilet



4.5.1 Scratched By Door And Toilet



4.5.1 Scratched By Door And Toilet



4.5.1 Scratched By Door And Toilet

4.6 Basin	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



4.6 Basin



4.6 Basin



4.6 Basin

Serial #	Element	Element Description
4.6.1	Basin	<p>Type: Single</p> <p>Finish: Ceramic Bowl, Furniture - Chrome Effect</p> <p>Features: Taps - Mixer, Waste - Pop Up</p> <p>Comments: Mounted On Tiled Shelf, Waste Tarnished</p>

4.7 Toilet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



4.7 Toilet



4.7 Toilet



4.7 Toilet

Serial #	Element	Element Description
4.7.1	Toilet	<p>Type: Cistern Enclosed Into Wall - Not Visible, Floor Mounted</p> <p>Finish: Ceramic / Resin, To Match Suite</p> <p>Features: Flush - Lever, Furniture - Chrome Effect, Seat & Lid - Wood Effect</p>

Serial #	Toilet - Observation - (Inventory)
4.7.1	Tape To Base



4.7.1 Tape To Base

4.8 Accessories	
Overall Colour:	General Condition:
	Good - Minor Cosmetic Damage / In Working Condition



4.8 Accessories



4.8 Accessories



4.8 Accessories



4.8 Accessories

Serial #	Element	Element Description
4.8.1	Bin	Type: Small Finish: UPVC
4.8.2	Mirror	Type: Medium, Rectangle
4.8.3	Paper Towel Dispenser	Finish: Metal
4.8.4	Toilet Brush / Holder	Type: Free Standing Finish: UPVC
4.8.5	Toilet Roll Holder	Type: Wall Mounted

Serial #	Mirror - Observation - (Inventory)
4.8.2	Silvering To Edges



4.8.2 Silvering To Edges

4.9 Shower	
Overall Colour:	General Condition:
White	Very Poor Condition / Not Functional



4.9 Shower



4.9 Shower



4.9 Shower

Serial #	Element	Element Description
4.9.1	Shower	<p>Type & Make: Make Unknown</p> <p>Finish: Metal Body, Thermo</p> <p>Features: Dials / Buttons</p>

4.9.2	Shower - Enclosure / Screen	Type: Cubicle Finish: UPVC Tray Comments: No Screen Fitted
-------	-----------------------------	---

Serial #	Shower - Observation - (Inventory)
4.9.1	Shower Head Removed, End Taped Up



4.9.1 Shower Head Removed, End Taped Up 4.9.1 Shower Head Removed, End Taped Up

Serial #	Shower - Enclosure / Screen - Observation - (Inventory)
4.9.2	Waste Taped Up



4.9.2 Waste Taped Up

4.10 Switch	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function
-------	--



4.10 Switch

Serial #	Element	Element Description
4.10.1	Fused	<p>Type: Wall Mounted</p> <p>Finish & Number Fitted: UPVC x01</p> <p>Features: With Fuse Clip</p>

5: Toilet - Male



5.1 Doors	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



5.1 Doors



5.1 Doors



5.1 Doors

Serial #	Element	Element Description
5.1.1	Door	<p>Type: Panelled - Flat</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Lock - Thumb Turn, Handles - Lever Style, Furniture - Chrome Effect, Over Painted To Furniture</p>
5.1.2	Door Frame	<p>Type: Wood</p> <p>Finish: Frame Coloured - White, Not Newly Painted For This Let</p> <p>Comments: Minor Chips To Edges</p>

Serial #	Door - Observation - (Inventory)
5.1.1	Sellotape Residue And Chip To Upper Face



5.1.1 Sellotape Residue And Chip To Upper Face

5.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.2 Ceiling



5.2 Ceiling

Serial #	Element	Element Description
5.2.1	Ceiling	<p>Type: Plaster</p> <p>Finish: Finish - Smooth Surface, Not Newly Painted For This Let</p> <p>Comments: Cobwebs To Corners</p>

5.3 Lighting

Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



5.3 Lighting

Serial #	Element	Element Description
5.3.1	Recessed Spotlights	<p>Number Of Fittings: x02</p> <p>Finish: UPVC</p> <p>Features: Bulb - Halogen</p>

Serial #	Recessed Spotlights - Observation - (Inventory)
5.3.1	Rear Fitting Loose



5.3.1 Rear Fitting Loose

5.4 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.4 Walls



5.4 Walls



5.4 Walls



5.4 Walls



5.4 Walls



5.4 Walls

Serial #	Element	Element Description
5.4.1	Cistern Cover	Location On Wall: Lower Wall Fitted Finish: Wood Features: Painted To Match Wall
5.4.2	Skirting Boards	Type: Moulded To Edge Finish: Not Newly Painted For This Let, Colour White

5.4.3	Tiling	<p>Type: Part Tiled</p> <p>Finish & Tile Colour: Grout - White, Tiles - Smooth Surface, Blue</p> <p>Comments: Grouting Discoloured</p>
5.4.4	Walls	<p>Type: Plaster - Painted</p> <p>Finish: Not Newly Painted For This Let</p> <p>Features: Light Rub Marks In Places</p>

Serial #	Cistern Cover - Observation - (Inventory)
5.4.1	Chipped Along Top Edge



5.4.1 Chipped Along Top Edge 5.4.1 Chipped Along Top Edge

Serial #	Walls - Observation - (Inventory)
5.4.4	Repair Marks To Upper Rear And Around Extractor Fan



5.4.4 Repair Marks To Upper Rear And Around Extractor Fan

5.4.4 Repair Marks To Upper Rear And Around Extractor Fan

5.5 Floor	
Overall Colour:	General Condition:
Cream	Good Condition - No Obvious Faults In Appearance Or Function



5.5 Floor

5.5 Floor

Serial #	Element	Element Description
5.5.1	Floors	<p>Type: Tiled</p> <p>Features: Grout - Grey, Threshold Bar - Aluminium</p> <p>Comments: Discoloured To All Areas</p>

Serial #	Floors - Observation - (Inventory)
----------	------------------------------------

5.5.1	Wet In Front Of Toilet
-------	------------------------



5.5.1 Wet In Front Of Toilet

5.6 Extractor Fan	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.6 Extractor Fan

Serial #	Element	Element Description
5.6.1	Extractor Fan	<p>Finish: UPVC</p> <p>Features: Exterior Switch Operated</p> <p>Comments: Dusty To Flat Surfaces</p>

Serial #	Extractor Fan - Observation - (Inventory)
5.6.1	Unit Insecure



5.6.1 Unit Insecure

5.7 Basin	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



5.7 Basin



5.7 Basin



5.7 Basin



5.7 Basin

Serial #	Element	Element Description
5.7.1	Basin	<p>Type: Single</p> <p>Finish: Ceramic Bowl, Furniture - Chrome Effect</p> <p>Features: Taps - Mixer, Waste - Pop Up</p> <p>Comments: Mount On Tiled Shelf</p>

Serial #	Basin - Observation - (Inventory)
5.7.1	Taps Not Secure



5.7.1 Taps Not Secure

5.7.1 Taps Not Secure

5.8 Toilet	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function
-------	--



5.8 Toilet



5.8 Toilet



5.8 Toilet

Serial #	Element	Element Description
5.8.1	Toilet	<p>Type: Cistern Enclosed Into Wall - Not Visible, Floor Mounted</p> <p>Finish: Ceramic / Resin, To Match Suite</p> <p>Features: Flush - Lever, Furniture - Chrome Effect, Seat & Lid - Wood Effect</p>

5.9 Accessories	
Overall Colour:	General Condition:
	Good - Minor Cosmetic Damage / In Working Condition



5.9 Accessories



5.9 Accessories



5.9 Accessories



5.9 Accessories



5.9 Accessories



5.9 Accessories

Serial #	Element	Element Description
5.9.1	Bin	Type: Small Finish: UPVC
5.9.2	Mirror	Type: Medium, Rectangle
5.9.3	Paper Towel Dispenser	Finish: Metal
5.9.4	Toilet Brush / Holder	Type: Free Standing Finish: UPVC
5.9.5	Toilet Roll Holder	Type: Wall Mounted

Serial #	Mirror - Observation - (Inventory)
5.9.2	Silvering To Edges



5.9.2 Silvering To Edges

Serial #	Toilet Roll Holder - Observation - (Inventory)
5.9.5	Base Cracked, Arm Missing



5.9.5 Base Cracked, Arm Missing

6: Office - 1st Floor



6.1 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.1 Ceiling



6.1 Ceiling



6.1 Ceiling



6.1 Ceiling



6.1 Ceiling

Serial #	Element	Element Description
6.1.1	Ceiling	Finish: Metal Beams Comments: Metal Cladding
6.1.2	UPVC Inserts	Comments: X5, UPVC Cladding (Dirty To Exterior)

6.2 Lighting

Overall Colour:	General Condition:
Stainless Steel	Good - Minor Cosmetic Damage / In Working Condition



6.2 Lighting



6.2 Lighting



6.2 Lighting

Serial #	Element	Element Description
6.2.1	Recessed Spotlights	Comments: Tenant Owned

6.3 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.3 Walls



6.3 Walls



6.3 Walls



6.3 Walls



6.3 Walls



6.3 Walls

Serial #	Element	Element Description
6.3.1	Trunking	Finish: Colour White Comments: UPVC, Gaps To Some Joins, Light Scuff Marks In Places
6.3.2	Walls	Type: Plaster - Painted Finish: Not Newly Painted For This Let Features: Light Rub Marks In Places

Serial #	Trunking - Observation - (Inventory)
6.3.1	Both Ends By Stairs Missing



6.3.1 Both Ends By Stairs Missing

Serial #	Walls - Observation - (Inventory)
6.3.2	Marks Around Windows



6.3.2 Marks Around Windows

6.3.2 Marks Around Windows

6.3.2 Marks Around Windows

6.4 Windows	
-------------	--

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.4 Windows

6.4 Windows

6.4 Windows



6.4 Windows



6.4 Windows

Serial #	Element	Element Description
6.4.1	Sill	Finish & Number Fitted: Not Newly Painted For This Let , Wood, x02 Features: To Match Frame
6.4.2	Windows	Type & Number Fitted: Casement, x02 Finish: Not Newly Painted For This Let , Wood Features: Furniture - White Effect, Furniture Tarnished & Scratched, Glazed - Double, Handles - Lever With Button & Lock

6.5 Switch	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.5 Switch

Serial #	Element	Element Description
6.5.1	Multibank Unit	Type: For Light, Wall Mounted Finish: UPVC

6.6 Socket Outlet	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.6 Socket Outlet

Serial #	Element	Element Description
----------	---------	---------------------

6.6.1	Double	<p>Type: Wall Mounted</p> <p>Finish & Number Of Fittings: UPVC x04</p> <p>Comments: Unable To Locate All Units Due To Tenants Items</p>
-------	--------	--

6.7 Floor	
Overall Colour:	General Condition:
Grey	Good - Minor Cosmetic Damage / In Working Condition



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor

Serial #	Element	Element Description
6.7.1	Floors	Type: Wooden Finish: Painted - Not Newly Painted For This Let

Serial #	Floors - Observation - (Inventory)
6.7.1	Dents To Centre



6.7.1 Dents To Centre



6.7.1 Dents To Centre

6.8 Blinds	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.8 Blinds



6.8 Blinds



6.8 Blinds

Serial #	Element	Element Description
6.8.1	Blinds	<p>Type & Number Fitted: Roller, x02</p> <p>Finish: Cotton</p> <p>Features: Toggles, Cord Safety Sign Not Seen</p>

6.9 Staircase	
Overall Colour:	General Condition:
Stainless Steel	Good Condition - No Obvious Faults In Appearance Or Function



6.9 Staircase



6.9 Staircase

Serial #	Element	Element Description
----------	---------	---------------------

6.9.1	Handrail	<p>Finish: Metal Effect</p> <p>Features & Number Fitted: Metal Wall Brackets, x1</p> <p>Comments: Scratched And Tarnished In Line With Age</p>
-------	----------	---

6.10 Fireplace	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



6.10 Fireplace



6.10 Fireplace



6.10 Fireplace

Serial #	Element	Element Description
6.10.1	Fireplace	<p>Type: Built In</p> <p>Finish: Metal</p> <p>Comments: Mounted On Concrete Slabs, Chimney Exits Via Roof</p>

6.11 Shelves	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



6.11 Shelves

Serial #	Element	Element Description
6.11.1	Shelves	<p>Number Fitted: x03</p> <p>Finish: Wood</p> <p>Features: Concealed Brackets, Wall Mounted</p>

6.12 Air Conditioning Unit	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function



6.12 Air Conditioning Unit



6.12 Air Conditioning Unit

Serial #	Element	Element Description
----------	---------	---------------------

6.12.1	Air Conditioning Unit	Finish: UPVC Body Comments: Make Unknown, Ceiling Hung
--------	-----------------------	---

6.13 Fireplace Chimney	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



6.13 Fireplace Chimney

Serial #	Element	Element Description
6.13.1	Fireplace Chimney	Type: Built In Finish: Metal Comments: Extends From Office - Ground Floor, Chimney Exits Via Roof

6.14 Tenants Items	
Overall Colour:	General Condition:
Multi Coloured	None



6.14 Tenants Items



6.14 Tenants Items



6.14 Tenants Items



6.14 Tenants Items



6.14 Tenants Items



6.14 Tenants Items

7: Warehouse





7.1 Front Doors	
Overall Colour:	General Condition:
Stainless Steel	Good - Minor Cosmetic Damage / In Working Condition



7.1 Front Doors



7.1 Front Doors



7.1 Front Doors



7.1 Front Doors



7.1 Front Doors



7.1 Front Doors

Serial #	Element	Element Description
7.1.1	Door	Type: Double Finish: Metal Features: Lock - Slide Bolt
7.1.2	Door Frame	Comments: RHS Metal Bar, LHS Concrete

Serial #	Door - Observation - (Inventory)
7.1.1	Surface Rust To Metal Frame



7.1.1 Surface Rust To Metal Frame 7.1.1 Surface Rust To Metal Frame

7.2 Rear Doors	
Overall Colour:	General Condition:
Stainless Steel	Good Condition - No Obvious Faults In Appearance Or Function



7.2 Rear Doors



7.2 Rear Doors



7.2 Rear Doors



7.2 Rear Doors

Serial #	Element	Element Description
7.2.1	Door	<p>Finish: Metal</p> <p>Comments: Roller Doors, With Pully Chain And Padlock</p>

7.3 Ceiling	
Overall Colour:	General Condition:
Stainless Steel	Good - Minor Cosmetic Damage / In Working Condition



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling

Serial #	Element	Element Description
7.3.1	Ceiling	Finish: Metal Beams Comments: Metal Cladding,
7.3.2	Plastic Inserts	Type: UPVC Comments: X8 Plastic Cladding Inserts, All Discoloured

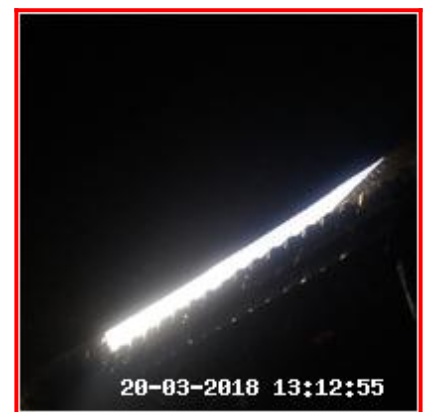
Serial #	Ceiling - Observation - (Inventory)
7.3.1	Outside Light Visible To Centre Large Hole To Rear



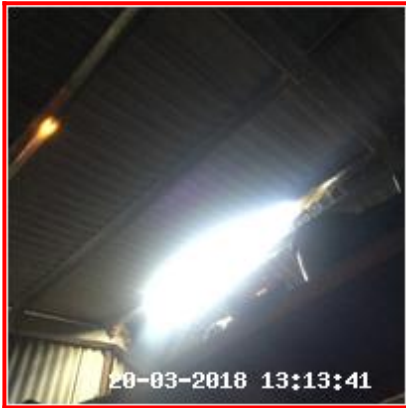
7.3.1 Outside Light Visible To Centre



7.3.1 Outside Light Visible To Centre



7.3.1 Large Hole To Rear



7.3.1 Large Hole To Rear

Serial #	Plastic Inserts - Observation - (Inventory)
7.3.2	Holes To X5 Inserts



7.3.2 Holes To X5 Inserts



7.3.2 Holes To X5 Inserts



7.3.2 Holes To X5 Inserts



7.3.2 Holes To X5 Inserts



7.3.2 Holes To X5 Inserts

7.4 Lighting	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



7.4 Lighting



7.4 Lighting



7.4 Lighting



7.4 Lighting



7.4 Lighting

Serial #	Element	Element Description
7.4.1	Fluorescent Tube	Type: Ceiling Mounted Comments: X18

Serial #	Fluorescent Tube - Observation - (Inventory)
7.4.1	X16 Not Working



7.4.1 X16 Not Working



7.4.1 X16 Not Working



7.4.1 X16 Not Working

7.5 Exterior Walls	
Overall Colour:	General Condition:
Red	Good - Minor Cosmetic Damage / In Working Condition



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls

Serial #	Element	Element Description
7.5.1	LHS Walls	Comments: Metal Cladding, Concrete Posts
7.5.2	Rear Wall	Comments: Lower Areas Concrete, Centre Brick, Upper Areas Metal Cladding
7.5.3	RHS Walls	Comments: Lower Areas Concrete, Centre Brick, Upper Areas Metal Cladding

Serial #	Rear Wall - Observation - (Inventory)
7.5.1	Pointing Chipped, Bricks Chipped Holes To RHS Cladding



7.5.1 Pointing Chipped, Bricks Chipped



7.5.1 Pointing Chipped, Bricks Chipped



7.5.1 Pointing Chipped, Bricks Chipped



7.5.1 Pointing Chipped, Bricks Chipped



7.5.1 Holes To RHS Cladding

Serial #	RHS Walls - Observation - (Inventory)
7.5.2	Brick Areas - Pointing Chipped, Bricks Chipped



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped

7.6 Interior Walls	
Overall Colour:	General Condition:
Beige	Good Condition - No Obvious Faults In Appearance Or Function



7.6 Interior Walls



7.6 Interior Walls



7.6 Interior Walls



7.6 Interior Walls



7.6 Interior Walls

Serial #	Element	Element Description
7.6.1	Walls	Comments: Breeze Blocks, Cables Attached To Centre

7.7 Switch	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function



7.7 Switch



7.7 Switch



7.7 Switch

Serial #	Element	Element Description
7.7.1	Single	<p>Type: For Light, Wall Mounted</p> <p>Finish & Number Fitted: Metal Effect x03</p> <p>Comments: Light Switches With Plastic Cover, X1 Unit Twist</p>

7.8 Socket Outlet	
Overall Colour:	General Condition:
Stainless Steel	Good Condition - No Obvious Faults In Appearance Or Function



7.8 Socket Outlet

Serial #	Element	Element Description
----------	---------	---------------------

7.8.1	Double	<p>Type: Wall Mounted</p> <p>Finish & Number Of Fittings: Metal Effect x02</p> <p>Features: Inserts Coloured White</p> <p>Comments: Dirty To All Areas</p>
-------	--------	--

7.9 Electric Box	
Overall Colour:	General Condition:
Red	Good - Minor Cosmetic Damage / In Working Condition



7.9 Electric Box



7.9 Electric Box



7.9 Electric Box

Serial #	Element	Element Description
7.9.1	Electric Box	<p>Type & Number Present: x01</p> <p>Finish: Metal</p>

7.10 Floor	
Overall Colour:	General Condition:
Grey	Good - Minor Cosmetic Damage / In Working Condition



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor

Serial #	Element	Element Description
7.10.1	Floors	Type: Concrete Comments: Dirty To All Areas, Stained In Places, Discoloured In Places, Ramp To Fridge Unit

Serial #	Floors - Observation - (Inventory)
7.10.1	Cracked And Chipped LHS Of Large Fridge Unit



7.10.1 Cracked And Chipped LHS Of Large Fridge Unit



7.10.1 Cracked And Chipped LHS Of Large Fridge Unit



7.10.1 Cracked And Chipped LHS Of Large Fridge Unit

7.11 Air Conditioning Unit - Front	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



7.11 Air Conditioning Unit - Front

Serial #	Element	Element Description
7.11.1	Air Conditioning Unit	Finish: UPVC Body, Wall Mounted Comments: Too High To Inspect, Mitsubishi

7.12 Air Conditioning Unit - Rear	
Overall Colour:	General Condition:
Green (Dark)	Poor Condition - Considerable Wear And Tear / Maintenance Issues



7.12 Air Conditioning Unit - Rear 7.12 Air Conditioning Unit - Rear

Serial #	Element	Element Description
----------	---------	---------------------

7.12.1	Air Conditioning Unit	Finish: Metal Body, Wall Mounted Comments: Heavily Aged
--------	-----------------------	--

7.13 Fridge Unit	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit

Serial #	Element	Element Description
7.13.1	Fridge Unit	Comments: Tenant Owed - Plastic Fridge Unit

Serial #	Fridge Unit - Observation - (Inventory)
7.13.1	Side Electrical Box - Loose Wires And Cobwebs



7.13.1 Side Electrical Box - Loose Wires And Cobwebs



7.13.1 Side Electrical Box - Loose Wires And Cobwebs

7.14 Storage Container	
Overall Colour:	General Condition:
Red	Good - Minor Cosmetic Damage / In Working Condition



7.14 Storage Container



7.14 Storage Container



7.14 Storage Container



7.14 Storage Container

Serial #	Element	Element Description
7.14.1	Storage Container	Comments: Tenant Owned

7.15 Shelves	
Overall Colour:	General Condition:
Black	Good - Minor Cosmetic Damage / In Working Condition



7.15 Shelves



7.15 Shelves



7.15 Shelves



7.15 Shelves



7.15 Shelves

Serial #	Element	Element Description
7.15.1	Shelves	Comments: Tenant Owned

7.16 Fire Extinguisher	
Overall Colour:	General Condition:
Red	Good - Minor Cosmetic Damage / In Working Condition



7.16 Fire Extinguisher



7.16 Fire Extinguisher



7.16 Fire Extinguisher

Serial #	Element	Element Description
7.16.1	Fire Extinguisher	Type: Foam Spray, Free Standing

7.17 Tenants Items	
Overall Colour:	General Condition:
Multi Coloured	None



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items

Serial #	Element	Element Description
7.17.1	Notes	Comments: Many Items Belonging To Tenant Are Present

8: Exterior



8.1 Walls - Exterior	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function



8.1 Walls - Exterior

8.1 Walls - Exterior

8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior



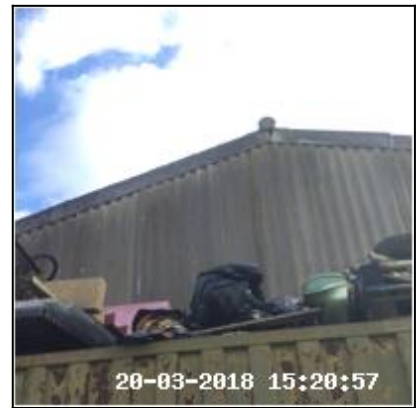
8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior

Serial #	Element	Element Description
----------	---------	---------------------

8.1.1	Wall - Exterior	Type: Brick Comments: Brick To Lower Areas, Metal Cladding To Top
-------	-----------------	--

Serial #	Wall - Exterior - Observation - (Inventory)
8.1.1	Cladding Damaged Above Disused Toilet



8.1.1 Cladding Damaged Above Disused Toilet

CHRONOLOGICAL LIST OF OBSERVATIONS (Inventory)

Serial # **Location & Supporting Text** **Supporting Photographs**

CO
Detector Tested For Power Only - Not Working



Smoke
Detector Part Of Integrated System Unable To Test



Smoke
Detector Part Of Integrated System Unable To Test



1.1.2 Entrance Hallway
Doors / Door Frame
Heavily Weathered To Exterior



1.1.2 Entrance Hallway
Doors / Door Frame
Damaged By Yale Lock
Security Bar Not Fully Secured





1.4.2 Entrance Hallway
Walls / Wall Cupboard
Rear Handle Loose



1.4.2 Entrance Hallway
Walls / Wall Cupboard
RHS Door Frame Trim Missing



- 1.7.1 Entrance Hallway
- Floor / Floors
- Indentations RHS Of Kitchen And By Warehouse Door
- Worn Patches To All Areas



1.9.1 Entrance Hallway
Warehouse Door / Door
Lower Rear Worn
Rear Handle Facia Missing



1.9.1 Entrance Hallway
Warehouse Door / Door
Rust Spots To Face



2.3.1 Kitchen
Lighting / Recessed Spotlights
RHS Fitting Not Secure



2.6.1 Kitchen
Floor / Floors
Heavily Worn To Centre



2.9.1 Kitchen
Sink / Sink
Lime Scale To Taps



3.2.1 Office - Ground Floor
Ceiling / Ceiling
Repair Mark Above Fireplace



3.3.1 Office - Ground Floor
Lighting / Recessed Spotlights
X2 Fitting Not Secure



3.4.1 Office - Ground Floor
Walls / Trunking
Chipped LHS Of Door
Corners Loose To Rear





3.4.2 Office - Ground Floor
Walls / Walls
Paint Chipped To Rear LHS



3.4.2 Office - Ground Floor
Walls / Walls
Cracking Behind Fireplace





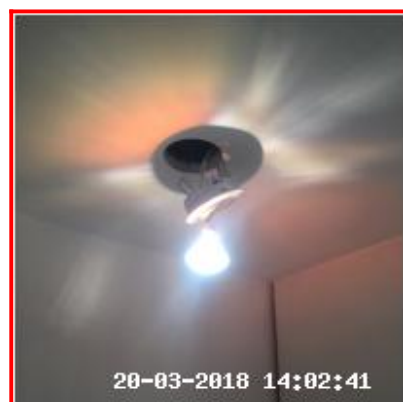
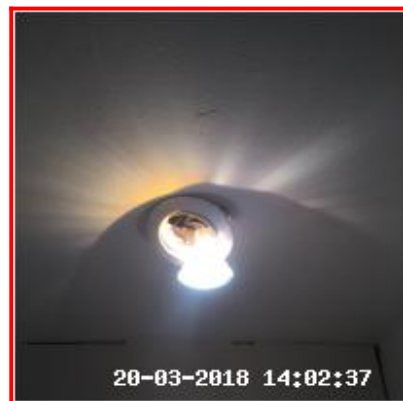
3.6.2 Office - Ground Floor
Switch / Quad
LHS Button Pushed In



3.8.1 Office - Ground Floor
Floor / Floors
Rub Marks And Chip Under Door



4.3.1 Toilet - Female
Lighting / Recessed Spotlights
All Fittings Not Secure



4.5.1 Toilet - Female
Floor / Floors
Scratched By Door And Toilet



4.7.1 Toilet - Female
Toilet / Toilet
Tape To Base



4.8.2 Toilet - Female
Accessories / Mirror
Silvering To Edges



4.9.1 Toilet - Female
Shower / Shower
Shower Head Removed, End Taped Up



4.9.2 Toilet - Female
Shower / Shower - Enclosure / Screen
Waste Taped Up



5.1.1 Toilet - Male
Doors / Door
Sellotape Residue And Chip To Upper Face



5.3.1 Toilet - Male
Lighting / Recessed Spotlights
Rear Fitting Loose



5.4.1 Toilet - Male
Walls / Cistern Cover
Chipped Along Top Edge



5.4.4 Toilet - Male
Walls / Walls
Repair Marks To Upper Rear And Around
Extractor Fan



5.5.1 Toilet - Male
Floor / Floors
Wet In Front Of Toilet



5.6.1 Toilet - Male
Extractor Fan / Extractor Fan
Unit Insecure



5.7.1 Toilet - Male
Basin / Basin
Taps Not Secure



5.9.2 Toilet - Male
Accessories / Mirror
Silvering To Edges



5.9.5 Toilet - Male
Accessories / Toilet Roll Holder
Base Cracked, Arm Missing



6.3.1 Office - 1st Floor
Walls / Trunking
Both Ends By Stairs Missing



6.3.2 Office - 1st Floor
Walls / Walls
Marks Around Windows



6.7.1 Office - 1st Floor
Floor / Floors
Dents To Centre



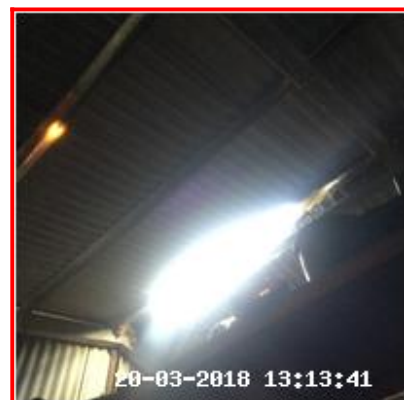
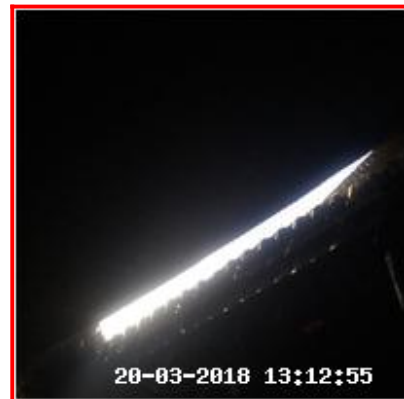
7.1.1 Warehouse
Front Doors / Door
Surface Rust To Metal Frame



7.3.1 Warehouse
Ceiling / Ceiling
Outside Light Visible To Centre



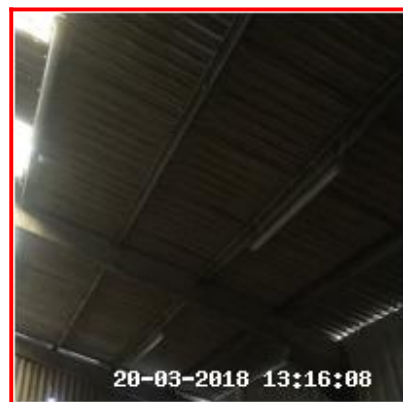
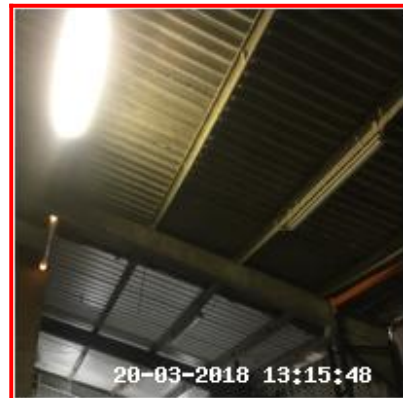
7.3.1 Warehouse
Ceiling / Ceiling
Large Hole To Rear



7.3.2 Warehouse
Ceiling / Plastic Inserts
Holes To X5 Inserts



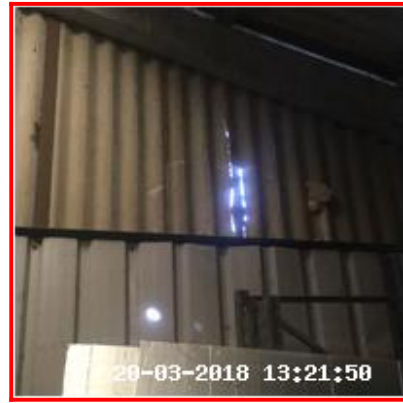
7.4.1 Warehouse
Lighting / Fluorescent Tube
X16 Not Working



7.5.1 Warehouse
Exterior Walls / Rear Wall
Pointing Chipped, Bricks Chipped



7.5.1 Warehouse
Exterior Walls / Rear Wall
Holes To RHS Cladding



7.5.2 Warehouse
Exterior Walls / RHS Walls
Brick Areas - Pointing Chipped, Bricks
Chipped





7.10.1 Warehouse
Floor / Floors
Cracked And Chipped LHS Of Large Fridge
Unit





7.13.1 Warehouse
Fridge Unit / Fridge Unit
Side Electrical Box - Loose Wires And
Cobwebs



8.1.1 Exterior
Walls - Exterior / Wall - Exterior
Cladding Damaged Above Disused Toilet



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:

No Tenant(s) or Representatives of the Tenant(s) where present at the Inventory Report.

Details & Signature Of Clerk:

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

Assessor First Name	Assessor Last Name	Assessor Signature
Paul J	Campbell	