



INVENTORY

&

SCHEDULE OF CONDITION



Laburnum Villa
Wickham Heath
Newbury
Berkshire RG20 8PE

Prepared on behalf of:
Downer & Co, 44 Cheap Street, Newbury, Berkshire, RG14 5BX

Carried Out:
21 September 2011





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DISCLAIMER

This inventory provides a fair and accurate record of the contents and condition of the contents of the property, as well as the property's internal condition. It is the responsibility of the landlord and tenant or the respective agents to agree between themselves the accuracy of this report. The person preparing the inventory is not an expert in fabrics, woods, materials or antiques, etc. The inventory clerk is not a qualified surveyor.

The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report. Property left in lofts, cellars, and locked rooms which have not been inventoried, are the sole responsibility of the landlord.

Please note it is not possible to properly check items such as cookers, washing machines and dishwashers, etc.

Smoke alarms are not tested.

In the absence of adverse comments, the property and its fixtures and fittings are in good, clean condition.

The Fire and Safety Regulation regarding furnishing, gas, electrical and similar services is ultimately the responsibility of the instructing principal. Where the inventory notes 'Fire label seen', this should not be interpreted to mean the item complies with the 'Furniture and Furnishings (Fire) (Safety) (Amendments) 1993'. It is merely a record that the item had a label as described, or similar to that detailed in the 'Guide' published by the Department of Trade and Industry, January 1997 (or subsequent date) attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations. Where the inventory notes 'Fire label not seen', this should not be interpreted to mean that the relevant fire label does not exist, merely that the clerk did not see it. Reasons could be (but not limited to) inaccessibility and time constraints.

Some abbreviations that may be used in this inventory:

- LHS Left hand side / left side.
- RHS Right hand side / right side.
- UL Upper level.
- ML Mid level.
- LL Low level.
- esp especially.
- SS stainless steel.
- WC Water closet (toilet).
- WP White plastic.
- M+S Marks and scuffs
- MCAU Marks consistent with age and use.



GENERAL GUIDANCE NOTES

This inventory has been prepared by Phoenix Inventories and the following notes are intended as a helpful and informed guide to the basic working methods used by our company.

An inventory is a detailed list of furniture, fixtures and fittings and (in the case of furnished lettings) includes decoration and condition. The inventory description enables an enumerated item to be visually identified only. We do not attempt to specifically describe an item by its original manufactured name, period produced, or material used in its production.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents. It is merely a record that such items exist in the property at the date of the inventory and the superficial condition of same.

No responsibility will be taken for stating whether the furniture or effects meet the requirements of the Fire Regulations standards of the Housing Act 1988. No warranty can be given as to compliance or non-compliance of furniture or soft furnishings within the property.

Unless otherwise stated, it is accepted that a listed item is in good condition, free from any obvious defect. A significant defect is normally seen as damage, usage or soiled which may constitute an assessment at the end of the tenancy.

On termination of the tenancy the inventory is re-checked, and any discrepancies and/or variations will be reported to our instructing principal. The report will indicate, in our opinion, as to whether there is any liability to the tenant, or whether such deterioration might be considered as normal fair wear and tear. Fair wear and tear is generally assessed on the length of tenancy and type of occupancy. It is understood that certain items, such as kitchen utensils and bedding, will receive heavier usage.

It is accepted that a listed item, unless otherwise stated, is in good condition, free from any obvious defect. Electrical items have not been tested for power.



GENERAL GUIDANCE NOTES (CONTINUED)

ALL BED LINEN IS TO BE RETURNED LAUNDERED/DRY CLEANED AT THE END OF THE TENANCY. IF THIS IS NOT CARRIED OUT, BED LINEN WILL BE SENT TO BE LAUNDERED, AND RESULTING COSTS CHARGED TO THE TENANT DEPOSIT.

Pets are not normally allowed in rented properties. Landlords who agree to tenants having pets will require tenants to make good any damage, howsoever caused, by the pet(s). Estimates for cleaning and any dilapidations to walls, carpets, lawns, etc, will be assessed at check-out and will be for the tenant's account.

We acknowledge that the contractual terms listed in a tenancy agreement may overrule the opinion of the assessor.

We act as an independent body and will avoid unnecessary criticism and derogatory comments when compiling or checking this document. However, it should be clear that if we are requested to be particularly pedantic when checking a tenant into a property, then we reserve the right to be equally so at check-out.

IT IS IMPORTANT TO NOTE THAT ITEMS MUST BE RETURNED TO THEIR RESPECTIVE ROOMS ON TERMINATION OF THE TENANCY. FAILURE TO DO SO CAN RESULT IN DELAY AND CONFUSION, AND MAY LEAD TO A SEARCH FEE BEING ADDED AT CHECK-OUT.

We cannot undertake to move heavy items of furniture or large pots. Plants are considered perishables. We cannot search inaccessible places to locate items or check lofts. All electrical items are considered to be complete with plugs, bulbs and flexes, etc, unless specified otherwise. It is assumed that all electrical equipment is tested for power, and working to the manufacturer's specification.



AT THE END OF THE TENANCY...

The following notes have been compiled for your convenience, to help facilitate a speedy and problem-free move at the end of your tenancy.

We hope you enjoy your stay in the property.

CLEANING

This must be thorough. Main areas of concern are:

Sanitaryware, windows, hard floors, woodwork, kitchen appliances (including kitchen units, shelves, ovens, cooker hoods and refrigerators), wardrobes and drawer units.

If the standard of cleaning is not satisfactory, most agents or landlords will employ a contract cleaner whose charges will be added to the dilapidations report.

CARPETS

All carpets should be thoroughly vacuumed and professionally cleaned. You will be charged to clean any staining or compensatory costs toward any further damage, such as cigarette burns. If a carpet is marked or damaged, you may be charged for part or all the cost of replacement.

CROCKERY, CHINA AND UTENSILS

These items will be checked for soiling, chips, burn marks, and loose handles to pans and such like. If damage has occurred beyond fair wear and tear, compensatory or replacement costs will be added to the dilapidations report.

DECORATIONS

It is accepted that during the course of normal day-to-day living, a few marks will appear on the walls. However, should this be found to be excessive, charges will be added to the dilapidations report.

AT THE END OF THE TENANCY...(CONTINUED)

BEDS

Beds, mattresses and pillows will be examined for staining. Charges will be made in the form of compensation, or a percentage of the replacement cost as appropriate. Linen, if any, should be laundered and left clean and pressed.

POLISHED FURNITURE

Polished furniture will be checked for scratches, ring marks, burn marks, soiling, and damage to joints. As repair costs and re-polishing costs are particularly high, you are requested to take steps to protect polished furniture.

KEYS

All keys listed in the inventory should be kept safely, and handed back at the end of the tenancy. Should any keys be lost, you may be charged replacement costs.

GARDENS

If the owner has not employed a gardener at the property, you will be required to attend to cutting of lawns, weeding beds, and maintaining the garden(s) according to season. If the standard of garden is found to be untidy compared with the commencement of tenancy, most agents or landlords will employ a contract gardener. Should this be necessary, resulting costs will be added to the dilapidations report.

CHECK-OUT

It is recommended that the tenant is present at the time of the check-out. Please ensure the following are completed prior to the check-out:

- All cleaning and washing.
- All personal items removed.
- Property ready to be handed over at check-out and tenant ready to vacate.

ENTRANCE HALL

Ref	Item	Description	Comment
1	Door	<p>Outside: Painted off white colour. 2x opaque leaded light glazed sections to mid and UL. Brass effect knocker, letterbox and cover and handle with lock.</p> <p>Inside: Painted white colour with same glazed sections. Brass effect letterbox cover, handle with lock, security bracket.</p>	<p>Outside: Dusty to ledges, painted over defects. Tarnished to brass effect areas. Paint chips to mid and LL, RHS edge. Larger chip seen to LL, LHS edge.</p> <p>Inside: Cracks seen in places. 2x painted over brackets. Tarnished and bent to letterbox cover, white paint mark to letterbox cover, tarnished to door handle. Cracks seen in places.</p>
2	Doorframe	<p>Outside: Painted off white colour. Off white colour painted threshold. Brass effect door bell button to ML, RHS.</p>	<p>Outside: Weathered to threshold. Black marks seen to threshold. Paint splashes to door bell button.</p> <p>Inside: White painted wire protruding through at ML, LHS. White wire with white plastic BT box mounted at top section, LHS.</p>
3	Ceiling	<p>Painted white colour with white painted coving.</p>	<p>Marks toward ceiling pendant with appears touch up marks. Cracks seen in places. White painted wire toward rear.</p>
4	Lighting	<p>1x ceiling fixture: White colour shade with decorative holes.</p> <p>1x wall fixture: Brass effect fitment and light without shade.</p>	
5	Walls	<p>Appears painted dark cream colour to mid and LL below dado rail. White painted dado rail. Appears painted off white to mid and UL above dado rail.</p>	<p>Back wall: Rub marks to edges seen. Paint patchy in places. Paper peeling to LL, RHS.</p>

			<p>LHS wall: Paint patchy in places. The odd M&S seen to LL. Painted over defects. 4x picture hooks seen.</p> <p>Facing wall: Paint patchy in places. The odd mark to LL.</p> <p>RHS wall: Painted over defects. Paint patchy in places. The odd M&S seen to LL. Appears moderate sized painted over defect at bottom of stairs, and immediately above dado rail. Small hole immediately above dado rail, below light switch to reception 1. 5x painted over screw marks to ML, far RHS above dado rail. Paper peeling below.</p>
6	Windows	None.	
7	Heating	1x white painted radiator with end caps.	Colour appears faded. Numerous M&S seen throughout.
8	Skirting Boards	Painted white colour.	MCAU. Painted over defects. The odd black mark seen to surfaces.
9	Switches and sockets	2x brass effect single switches. 1x brass effect double switch. 2x WP fused switch. 2x WP single sockets seen. 1x WP phone socket.	
10	Flooring	Light colour exposed floor boards. Inset green patterned coir mat at entry.	Numerous marks and scratches seen throughout. Paint marks seen throughout. Coir mat in age and wear. Coir mat surround in age and wear.

ENTRANCE HALL CONTENTS

Ref	Item	Description	Comment
11	Alarm Sensor	Wall mounted, WP.	Paint splashes seen.
12	Curtain Pole	Door frame mounted, dark wood colour.	Paint splashes seen.
13	Curtain	1x full length, lined, beige with multi coloured leaf pattern.	
14	Door Bell Chime	Wall mounted, WP.	Dusty to top.
15	Picture	Wall mounted, square shape, dark green/dark gold colour frame. Cream colour and green colour abstract design.	Chips seen to frame in places.
16	Coat Hook	Wall mounted, 14x multi coloured hooks.	
17	Alarm Box	Wall mounted, WP, marked A1 Omnicron 7000.	
18	Appears Walking Stick	Extendable, with black grip.	
19	Phones	2x grey colour, cordless, marked BT Freestyle.	
20	Wireless Router		
21	Mirror	Oval shape with large gold colour frame.	Frame has distressed appearance.
22	Smoke Alarm	Ceiling mounted, WP.	Not tested.
23	Transom	Single glazed, off white colour painted frame to outside, white colour painted frame to inside.	



RECEPTION 1 (RHS FRONT)

Ref	Item	Description	Comment
24	Door	Painted white colour with brass effect handles. Black colour lock to inside.	The odd chip seen. Cracks seen in places.
25	Doorframe	Painted white colour. Black colour bracket to ML, LHS, inside.	Painted over defects.
26	Ceiling	Textured and painted white colour with white painted coving.	Paint patchy in places.
27	Lighting	1x ceiling fixture: Light wood strip effect circular cascading shade. 4x wall fixtures: Obscure white colour shade.	
28	Walls	Appears same colour as entrance hall wall (below dado rail).	Paper joins seen in places. Red marks and black marks seen to ML, RHS, back wall. The odd mark seen to mid and LL, nothing major. Small digs at LHS of light switch. Painted over defects. Painted over nail to back wall. 1x picture hook seen.
29	Windows	Single glazed with off white colour painted frames to outside and white colour painted frames to inside. White painted sill.	Painted over defects. The odd small mark to edges of sill. Wipe marks to panes. The odd paint mark to panes.
30	Heating	1x white painted double radiator with end caps.	LHS end cap missing. Paint chip to top section. Grubby marks throughout. Rust marks to bottom RHS.
31	Skirting Boards	Painted white colour.	Painted over defects. MCAU.
32	Switches and sockets	1x WP double switch. 1x WP single switch. 2x WP single socket.	
33	Flooring	Continuation of entrance hall floor.	In wear and age. Numerous scratches seen. Appears fill marks to some areas. Large chip seen to floor board

			toward facing wall at centre. The odd paint mark seen in places.
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RECEPTION 1 CONTENTS

Ref	Item	Description	Comment
34	Pictures	Appears 5x, resting on floor, numerous sizes.	
35	Door to Kitchen	Light wood colour, brass effect handles, 2x glazed areas with bevelled edges to mid and UL.	<p>Inside: Scratches seen to ML, RHS above door handle. The odd paint splash seen. Black marks seen to bottom section.</p> <p>Outside: A few marks seen to LL. Paint marks seen to LHS edge throughout. Black lines seen to UL, RHS.</p>
36	Mirror	Wall mounted, decorative gold painted frame.	In wear.
37	Fire Place	Light wood colour surround and mantel. Terracotta tiled hearth with dark wood colour surround. Exposed brick to inner. Black colour wood burner with glazed opening door and chrome colour furniture. Brass effect poker seen on wood burner.	Cobwebs seen in places. Terracotta tiles in wear and age. Wood and paper in wood burner. The odd chip to edges of surround and mantel.
38	Roman Blinds	3x, window frame mounted, light green colour with white stripes, 3x brass effect frame mounted cleats with 2x brass effect acorns on cords.	1x acorn missing.
39	Coaster	Square shape, appears black slate.	



RECEPTION 2 (LHS FRONT)

Ref	Item	Description	Comment
40	Door	Same as reception 1.	Handle tarnished inside. Painted over defects generally. Grubby marks around handle, inside. Paint patchy in places.
41	Doorframe	Painted white colour.	Painted over defects. Sections missing from rubber surround.
42	Ceiling	White painted textured, white painted coving.	Paint patchy in places. Small paint chips to coving in places.
43	Lighting	2x wall fixtures: Mottled stone colour with appears gold effect painted sections.	No shades seen.
44	Walls	Appear painted off white colour.	The odd light M&S seen to mid and LL. Cracks seen to UL, RHS wall with dark areas surrounding. Marks to RHS wall at UL. Small hole with cracked plaster surrounding at UL, LHS, LHS wall. Paint patchy to ML, RHS of LHS wall. 5x painted over nails seen.
45	Windows	Same as reception 1.	Painted over defects. Wipe marks seen to panes. The odd paint mark to panes.
46	Heating	Same as reception 1.	LHS end cap missing. Black marks and chips seen to front of radiator.
47	Skirting Boards	Painted white colour.	Paint patchy in places. MCAU. Cracks seen to joins in places.
48	Switches and sockets	1x brass effect single switch. 1x brass effect double switch. 3x brass effect double socket. 1x WP double switch plate. 1x WP double aerial socket.	
49	Flooring	Light beige colour self patterned carpet. Brass effect threshold.	The odd mark seen. Risen slightly and fraying by fire place. Small added section at LHS and RHS of fire place hearth.

RECEPTION 2 CONTENTS

Ref	Item	Description	Comment
50	Roman Blinds	Same as reception 1 but dark brown patterned colour, and 3x wood effect acorns.	
51	Alarm Sensor	Wall mounted, WP.	
52	Cable	White colour, tacked to skirting boards.	
53	Fire Place	Dark wood stained mantel, exposed brick surround and inner. Terracotta tiled hearth with dark wood colour surround. Same style wood burner as in reception 1, silver colour coal scuttle. Appears folding black guard. Black coloured utensil stand with gold colour top, comprising: Shovel, poker, brush, and tongs.	Numerous scratches to mantel. 2x nails seen to outer surround. Tiled hearth in wear and age. 1x crack seen to RHS tile.
54	Logs	Numerous, in circular wicker type basket.	
55	Carpet Off Cut	Light beige colour.	





CONSERVATORY

Ref	Item	Description	Comment
56	Door	2x white painted with 6x single panels each, brass effect knobs.	Paint patchy in places. Grubby marks to some panes at LL. The blue mark seen at LL, outside. The odd black mark at ML, LHS and RHS, outside. Slightly grubby around handles. The odd mark seen generally.
57	Doorframe	Painted white colour.	Paint patchy in places.
58	Ceiling	Glazed with green colour beams. 2x opening glazed sections. White painted centre section.	
59	Lighting	6x ceiling inset spot lights with brass effect surround. 1x chandelier effect fitment, dark brown colour, 5x lights attached, multi coloured glass sphere hanging below.	1x bulb not working.
60	Walls	Exposed brick to back wall. White painted to LL to remaining walls.	Screw mounted at ML, back wall. Numerous black M&S to LHS wall with the odd chip seen. Numerous M&S to facing wall. Numerous M&S to RHS wall with moderate sized chip to LHS seen.
61	Windows	Double glazed, green painted frames, brass effect furniture, green painted sills.	Paint chips to sills in places esp to LHS.
62	Heating	3x white painted radiators with end caps.	Numerous M&S seen to RHS radiator on facing wall.
63	Skirting Boards	Painted white colour.	MCAU. Numerous black M&S seen esp to LHS. Paint patchy. Rub marks to angles seen. Black lines seen to LL possibly caused by vacuuming.
64	Switches and sockets	4x brass effect double sockets. 1x brass effect single switch.	

65	Flooring	Continuation of carpet. Brass effect threshold.	Furniture dents in places. Slight discolouration seen in places, nothing major.
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CONSERVATORY CONTENTS

Ref	Item	Description	Comment
66	Ceiling Shades	20x bamboo effect blinds.	
67	Doors to Rear Garden	4x green painted frames, brass effect furniture and locks, dark wood colour thresholds. 4x double glazed panes to each door.	Brass effect furniture tarnished in places. Appears lock cover missing from door on facing wall.



RECEPTION 3

Ref	Item	Description	Comment
68	Door	Painted off white colour to outside. Painted white colour to inside. Brass effect handles, 2x single glazed panes to mid and UL.	Chips seen to UL edges and to LL throughout, outside. Grubby marks above door handle, outside. Slightly grubby above handle, inside. Paint patchy at top level, inside. The odd chip seen inside. Small green mark at LL, LHS inside.
69	Doorframe	Painted white colour, outside and off white colour, inside.	Painted over defects. The odd mark and chip seen.
70	Ceiling	Same as reception 2.	
71	Lighting	2x inset ceiling spot lights with white colour surround. 2x wall fixtures: Same as reception 2.	Wall fixtures without shades.
72	Walls	Painted white colour to mid and LL below dado rail. Off white colour painted dado rail. Painted dark brown colour to mid and UL above dado rail. Painted off white colour to centre section, mid and UL, RHS wall when entering room through conservatory.	Entering room through conservatory: Back wall: White marks and blu tac marks above arch. Chips and rub marks above dado rail. Black marks to dado rail. LHS wall: Appears paint chips to UL. Grubby around light switch. Small dig above dado rail. Paint patchy to LL. Facing wall: Paint patchy to LL. Black marks to dado rail at RHS. Black marks to ML, RHS. RHS wall: Black marks to ML, LHS. Black marks to dado in same area. Cracks seen to UL and ML, and to dado rail, LHS. Appears blu tack marks to centre section. Screw seen to UL, centre section. Cracks and finger marks and

			general grubby marks to ML, centre section. Paint patchy to LL. Small hole to dado rail seen to centre section. Dark brown painted tiled recess with off white colour shelf at ML, centre section. Black marks and chips and holes to dado at RHS. Cracks seen to UL at RHS.
73	Windows	None.	
74	Heating	1x white painted radiator with end caps.	
75	Skirting Boards	Painted off white colour.	MCAU. Paint splashes seen in places.
76	Switches and sockets	1x brass effect double switch. 2x brass effect double sockets.	
77	Flooring	Continuation of carpet. Brass effect threshold.	

RECEPTION 3 CONTENTS

Ref	Item	Description	Comment
78	Cable	White colour protruding through coving.	
79	Shelves	2x light wood colour mounted in centre wall recess.	
80	Shelving	White painted, mounted at RHS of above mentioned shelving, 12x compartments in total.	In wear. Slight bowing seen to top sections. The odd chip and scuff seen.
81	Pole	Brass effect with green coloured handles.	



GROUND FLOOR SHOWER ROOM

Ref	Item	Description	Comment
82	Door	Painted white colour with brass effect handles. Brass effect push bolt to inside. Brass effect single hook to UL, inside.	
83	Doorframe	Painted white colour. Brass effect bracket to ML, LHS.	
84	Ceiling	Painted white colour.	
85	Lighting	2x ceiling fixtures: Opaque domed shades with chrome coloured surround.	
86	Walls	Appears painted off white colour. Light beige coloured tiles to shower cubicle and behind wash basin as splash back.	Painted over defects to LHS wall. Small chip seen behind heated towel rail. 1x picture hook seen. The odd mark seen, nothing major.
87	Windows	1x obscure double glazed, 2x clear double glazed, white painted frames, brass effect furniture. White painted sills.	
88	Heating	1x white colour wall mounted ladder style heated towel rail. End caps seen.	
89	Skirting Boards	Painted white colour.	MCAU. Slight brown marking adjacent to shower on facing wall.
90	Switches and sockets	None seen.	
91	Flooring	Tiled – mottled black colour.	Grouting discoloured in places. marks seen around base of WC and at entrance of shower.

GROUND FLOOR SHOWER ROOM CONTENTS

Ref	Item	Description	Comment
92	Shower Cubicle	Glass surround with chrome colour edging and furniture. Single opening glazed door with chrome colour handles. White colour shower tray with chrome colour waste. Wall mounted chrome colour shower with chrome colour fixed head. Further chrome colour head mounted on adjustable chrome colour riser.	
93	Toilet Brush and Holder	Chrome colour handle, white colour holder.	Appears in wear. Chip to holder seen.
94	WC	White colour, LL, silver colour push flush, WP seat and lid. Silver colour brackets.	
95	Extractor Fan	Wall mounted, WP, marked Marley.	
96	Chair	Green painted wicker effect with dark blue leaf patterned cushion.	In wear, fire label not seen to cushion.
97	Shaving Mirror	Wall mounted, obscure rectangular shade with silver colour edges, white cord and chrome colour acorn. Shavers only socket mounted to RHS.	
98	Mirror	Wall mounted, rectangular shape.	A2 written at LL, LHS.
99	Soap Dish	Mottled grey colour.	
100	Wash Basin	Circular shape, white colour with chrome colour pop up plug. Chrome colour mixer tap over.	
101	Vanity Unit	Dark colour and mid wood colour appears melamine top with roll edge. 3x white painted opening doors under, with brushed steel handles. 2x shelves within to LHS and RHS cupboards, no shelves to	

		centre cupboard.	
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KITCHEN

Ref	Item	Description	Comment
102	Door	Painted white colour with brass effect handles. 2x plain glass sections to mid and UL.	Paint patchy in places.
103	Doorframe	Painted white colour.	Painted over defects. Chips seen to edges at UL, ML and LL. Black rub marks to edges in places. Chips to top section seen. 2x nails to top section.
104	Ceiling	Painted white colour.	
105	Lighting	6x ceiling fixtures: Opaque white colour glass shades.	
106	Walls	Painted off white colour. Various green, light brown and cream colour tiles above worktops forming splash back.	M&S seen to mid and LL generally. Rub marks seen to angles at mid and LL generally. Paper joins seen in places esp by radiator. Black mark seen at LL, LHS of radiator.
107	Windows	Single glazed internal window with white painted frame. 1x double glazed sky light window with light wood colour frame, marked Velux. Double glazed window, white painted frames, brass effect furniture, white painted sill. Granite effect sill to larger window.	Painted over defects in places.
108	Heating	2x wall mounted white colour vertical decorative radiator with end caps.	
109	Skirting Boards	Painted white colour.	MCAU. Dusty to ledges in places. Paint patchy in places. M&S seen in places. Rubs and the odd chip seen to edges in places. Cut away section below single window.
110	Switches and sockets	9x WP single switches. 4x WP double switches. 5x WP double sockets.	

111	Flooring	Motelled light brown colour, varying size tiles with distressed appearance.	

KITCHEN CONTENTS

Ref	Item	Description	Comment
112	Cupboards	1x wall mounted at high level, white painted door and surround, white colour handle. 1x off white colour painted door and handle and surround. 3x opening doors, painted off white colour without handles. Housing consumer unit, candles, torch, and electric meter.	Unable to access. Unable to access. Chip to bottom section.
113	Larder	Oak colour door and handle to match units and drawers. White painted surround. White painted ceiling, walls and skirting boards. Continuation of tiled floor. White painted fitted shelving with 3x shelves. Red plastic mop and bucket. White pole. Further mop seen. Broom. Squeegee and window washer. Red and black plastic vacuum cleaner, marked Miele. Wine rack for 12x bottles. Numerous liquid storage containers. 1x WP single switch. 1x WP appears heating control. 1x circular metal container with straw inside marked 'Eggs'. 1x WP box housing light bulbs. 1x box for vacuum cleaner bag. Grey and green colour dustpan and brush. 1x ceiling mounted light without shade.	M&S seen to ceiling in places. MCAU to walls.

		<p>1x white painted removable panel with white painted surround, wall mounted, leading to vent to outside.</p>	
114	Units and Drawers	<p>Oak colour, matching cornices and plinths. Brushed steel effect handles, comprising:</p> <p>1x double doors with single shelf inside.</p> <p>1x double doors with double shelf inside, and WP single socket, and silver colour microwave oven marked Panasonic with glass cooking dish inside.</p> <p>1x wall mounted double doors with 6x shelves inside with 2x glasses, 5x mugs, 2x dinner plates, 5x non matching side plates, 1x blue and white tin bowl, 1x champagne flute, 1x WP chopping block, 1x fire extinguisher, inside.</p> <p>1x wall mounted double door with 2x shelves within and box folder with paper work.</p> <p>1x double doors at base level with white coloured washing machine inside, marked Bosch Exxcel.</p> <p>1x single door at base level with 1x shelf inside and numerous cleaning products.</p> <p>1x double door at base level housing boiler, marked Merlin 2000. Chrome colour rail with 3x tea towels seen.</p> <p>1x single door at base level with 1x shelf inside housing numerous cleaning products.</p> <p>1x single door at base level housing 2x circular rotating shelves.</p> <p>2x full length sliding shelving units with 5x chrome coloured wire shelves within each.</p> <p>4x drawers, 2x top drawers housing grey plastic cutlery trays.</p> <p>1x extra depth drawer.</p>	<p>Soap tray dirty. Dirty to outside and to glass door and sill.</p>

		2x drawers below integrated oven.	
115	Worktops	Black mottled colour appears granite. Small splash back to rear.	<p>Smaller worktop: Appears large chip to LHS, splash back at edge. Water marks seen at base of taps and to draining section. Circular white mark seen at rear of draining section.</p> <p>Larger worktop: Water marks at base of tap and around sink. Slightly dusty to splash back in places.</p>
116	Sinks	2x SS with 2x SS drainers, 2x brushed steel effect mixer taps.	Both have surface scratches throughout. Both have water marks seen.
117	Doors to Rear Garden	3x double glazed, mid wood colour frames, silver colour handles, locks and brackets. Appear all opening.	
118	Shelving	Wall mounted, appears home made, off white colour, 2x shelving areas.	In wear. Rubber mounted corner to LL, LHS. The odd M&S seen. Holes seen to bottom shelf.
119	Fridge Freezer	<p>Free standing, white colour, marked Bosch, comprising:</p> <p>Fridge: 4x glass shelves with WP surrounds. 2x clear plastic crispers. 2x plastic containers within.</p> <p>Inner Door: 2x WP shelves with opaque plastic front section and silver colour strip above. 1x WP shelf with lift up plastic lid to centre.</p> <p>Freezer: 4x WP drawers with blue plastic fronts.</p>	<p>Very small crack to underside of RHS crisper. Cracks seen to front of LHS crisper. Tear/cut mark to base of fridge at front inside.</p> <p>Ice packs to bottom drawer.</p>
120	Dish Washer	Integrated, marked Miele. Housing: 2x trays, 1x cutlery tray.	

121	Inset Spot Lights	2x with silver colour surrounds mounted above sink to larger worktop.	Appear not working. Dead flies seen around.
122	Plant Pot	Blue and brown ceramic with plant within.	
123	Kettle	WP, marked Philips Filter Line in WP stand.	
124	Extractor Hood	Wall mounted, SS with SS and glass bottom section. 2x lights, 3x speed fan.	Wipe marks seen. Cobwebs seen. Sticky and greasy to underside.
125	Hob	SS, 5x silver and black colour dials, 5x burners, 2x black colour trivets, marked Neff.	Surface scratches seen throughout. usage marks to burners.
126	Picture	Wall mounted, rectangular shape, depicting abstract leaves. Dark brown coloured frame.	
127	Hooks	3x wall mounted, silver colour.	
128	Key Cupboard	Wall mounted, dark wood colour with opening door.	Keys seen on hooks within.
129	Clock	Wall mounted, circular with white face and silver colour surround.	
130	Cupboard	Small rectangular size, wood effect, mounted at side of unit carcass, decorative door with wooden spoon and food inscriptions, small metal colour hook and eyelet at side.	In wear and age.
131	Bin	Chrome colour with black plastic push lid, marked Brabantia.	Appears rubbish within. In wear.
132	Soap Dispenser	Free standing, white with silver colour top section.	
133	Door Mat	Light brown colour self pattern.	In wear and age.
134	Thermostat	Wall mounted, WP.	
135	Picture Hooks	1x seen.	

136	Nails	3x seen.	
137	Under Cupboard Lighting	4x spot lights with silver colour triangular housing.	Appears only 2x bulbs working.





STAIRS AND FIRST FLOOR LANDING

Ref	Item	Description	Comment
138	Handrail and Balustrade	Painted white colour with white painted newel posts.	In wear. Numerous black marks, scuffs and chips seen, mainly to edges, wear marks to tops of newel posts.
139	Not used		
140	Ceiling	Painted white colour. Whit painted coving to landing.	
141	Lighting	1x ceiling fixture: Ornate gold colour chandelier effect with 4x lights and decorative glass sections.	
142	Walls	Continuation of entrance hall. Painted magnolia type colour to LHS wall at top of stairs.	M&S seen along stairway at mid and LL. The odd scuff at turn. Painted over defects generally. 1x painted over picture hook seen and 1x painted over nails seen.
143	Windows	Inner window as previously described.	Image of stained glass to bottom of LHS pane. Brass effect furniture, white painted sill.
144	Heating	1x white painted radiator with end caps.	Marks seen to top and front section.
145	Skirting Boards	Painted white colour.	MCAU. Painted over defects.
146	Switches and sockets	2x brass effect single switches. 2x WP single switches. 1x brass effect single socket.	
147	Flooring	Same as reception 2.	Flattened walkways. The odd small mark seen to landing. Small green mark to centre of landing. The odd black mark seen.

STAIRS AND FIRST FLOOR LANDING CONTENTS

Ref	Item	Description	Comment
148	Smoke alarm	2x ceiling mounted, WP.	Not tested.
149	White Plastic Box	Mounted above stairs with white colour wire trailing from.	Use unknown.
150	Cupboard	White painted door with coffee coloured painted centre, brass effect handle and bracket. White painted surround housing water tank. Also seen is heating control marked Drayton LP522.	Painted over defects to door and surround. 4x small holes at RHS of surround. 3x WP switches seen inside. Associated pipe work seen inside. 2x WP control boxes – usage unknown.
151	Carbon Monoxide Detector	Wall mounted, WP.	

BEDROOM 1- ACCESSED VIA BEDROOM 2 (ROOMS IN CLOCKWISE ROTATION)

Ref	Item	Description	Comment
152	Door	Painted white colour with brass effect handles. Brass effect lock cover to outside and black lock to inside. 1x silver colour double hook mounted at UL, inside. 1x brass effect single hook mounted at ML, inside.	Painted over defects. Sticky residue to ML, outside. Chip at RHS of handle, outside. Slight mark at LL, outside. Appears paint brush hair at ML, LHS, inside.
153	Doorframe	Painted white colour.	Painted over defects.
154	Ceiling	Painted white colour with white painted coving.	Cracks seen in places. paint slightly patchy in places num marks to coving at LHS wall, and facing wall.
155	Lighting	1x ceiling fixture: Beige colour shade with appears cartoon drawing of Noah's Ark and numerous animals.	
156	Walls	Painted off white colour.	<p>Back wall: Painted over defects. Painted over screw above fire place. Paint patchy in places esp around socket.</p> <p>LHS wall: The odd mark seen at mid and LL. Nothing major.</p> <p>Facing wall: Paint patchy in places. Dark circular colour shaded mark to LL, mid section.</p> <p>RHS wall: Paint patchy in places small red mark to LL, centre. Small red mark to LL, RHS. Painted over nail to UL, LHS. The odd faint mark and scuff seen.</p>
157	Windows	Single glazed, white painted frames, black metal furniture. White painted sill.	Painted over defects. The odd paint mark to panes.

158	Heating	1x white painted radiator with end caps.	Paint patchy throughout.
159	Skirting Boards	Painted white colour.	MCAU. Cracks seen in places. Dusty to some surfaces.
160	Switches and sockets	1x brass effect single switch. 2x WP single sockets. 1x WP aerial socket.	
161	Flooring	Continuation of landing carpet. Brass effect threshold.	Furniture dents seen in places. Slightly shaded to flatten walkways, esp toward window.

BEDROOM 1 CONTENTS

Ref	Item	Description	Comment
162	Curtain Pole	Wall mounted, cream colour, cream coloured rings.	
163	Curtains	1x pair, full length, lined, appears pinch pleats, beige with black and brown floral pattern.	
164	Shelving	Integrated, mounted at LHS of fire place on back wall. White colour with 10x compartments to UL and 2x shelving areas to LL.	In wear. Paint patchy. Paint scratched to larger surfaces with further scratches seen to smaller surfaces. Chips seen to edges in places.
165	Roller Blind	Grey colour.	Not mounted, resting on bottom shelf.
166	Fire Place	White painted mantle and white painted decorative surround and inner including grate.	Numerous marks and chips seen to mantle. Paint patchy in places. Appears white paper mark to surround at UL. Black chips seen to inner throughout. In wear generally.



BEDROOM 2

Ref	Item	Description	Comment
167	Door	Same as bedroom 1. Silver colour double hook mounted at UL, inside.	Paint patchy in places. Cracks seen in places. Painted over defects. Dusty to ledges. Painted over defect at LHS of lock, outside. Small scuff at ML, LHS, inside.
168	Doorframe	Painted white colour.	Painted over defects. Painted over appears fill area by black bracket at RHS, ML, inside.
169	Ceiling	Textured, painted white colour with white painted coving.	Paint patchy in places. Appears fill mark seen toward window. Paper joins seen in places. Cobwebs seen in places.
170	Lighting	1x ceiling fixture: Ornate distressed appearance gold colour fitment with 3x bulbs and clear droplets.	
171	Walls	Painted appears pampus type green colour to LHS and RHS walls. Painted off white colour to back wall. Unable to see facing wall due to wardrobes obstructing view.	Back wall: Paper joins seen. Painted over nail seen. Red smudge with brown mark close by to mid section. LHS wall: Painted over screw to UL. Small hole at LHS of screw. White marks seen above fire place. M&S at mid and LL generally. RHS wall: Paper joins seen in places. 1x nail seen. Small hole at UL, RHS. Numerous nicks and tears at mid and LL, RHS. Black marks in same area.
172	Windows	Same as bedroom 1.	Painted over defects.
173	Heating	1x white painted radiator with end caps.	
174	Skirting Boards	Painted white colour.	MCAU. Painted over defects.
175	Switches and sockets	1x WP single switch. 1x WP single socket seen at LL at rear of wardrobe.	

176	Flooring	Continuation of carpet. Brass effect threshold.	Slight furniture dents seen. Flattened walkways.
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BEDROOM 2 CONTENTS

Ref	Item	Description	Comment
177	Fireplace	Same as bedroom 1 but with black painted area to inner surround and grate.	In wear and age. Numerous marks, chips and scuffs to mantel and outer surround. Yellow mark to LL, LHS of outer surround.
178	Wardrobes	<p>Appear fitted, 7x mid wood colour opening doors with silver colour handles.</p> <p>LHS double doors have 2x silver colour shelves and 1x silver colour hanging rail.</p> <p>Next set of double doors have 2x silver coloured hanging rails and 2x silver coloured baskets.</p> <p>Next set of double doors have 2x hanging rails and wooden sliding tray with compartments.</p> <p>Next single door wardrobe has 5x silver colour wire effect shelves.</p> <p>All wardrobes have light fittings at top section inside.</p>	3 out of 7 interior lights working. Small stains to LL, inside of third wardrobe from left. Circular marks around door handles, outside.
179	Curtain Pole	Same as bedroom 1.	
180	Curtains	1x pair, sill length, lined, cream colour self pattern, pencil pleats.	A few marks seen at ML, LHS of RHS curtain.
181	Roller Blind	Window frame mounted, appears light grey colour, WP pulley.	



BATHROOM

Ref	Item	Description	Comment
182	Door	<p>Outside: White painted frame with 2x coffee colour painted sections to LL. 2x obscure panes to UL. Brass effect knob.</p> <p>Inside: As outside but painted completely white to bottom section. Brass effect push bolt. Chrome colour rail mounted at top. Chrome colour double hook mounted at UL.</p>	<p>Outside: Marks seen at LHS edge, ML. Painted over defects generally.</p>
183	Doorframe	Painted white colour. Brass effect bracket to ML.	
184	Ceiling	Painted white colour.	
185	Lighting	Ceiling mounted obscure white circular shade with chrome colour centre.	
186	Walls	Painted white colour. White painted tongue and groove wooden sections to mid and LL in places.	Paint patchy in places. Paint chips by flush handle.
187	Windows	Same as bedroom 1 but with obscure pane to lower window.	Painted over defects. Appears wooden baton with 3x brass effect eyelet at top of window frame.
188	Heating	1x wall mounted, white colour ladder style heated towel rail with end caps.	
189	Skirting Boards	None.	
190	Switches and sockets	1x ceiling mounted WP rose with blue colour cord with tassle.	
191	Flooring	White painted floor boards.	White paint chipped in many areas throughout. Cut away sections below bath. In wear and age generally.

BATHROOM CONTENTS

Ref	Item	Description	Comment
192	Bath	White colour, with grey colour outer, free standing with large lip at top. White colour claw and ball feet. Chrome colour telephone style mixer tap with matching hand held attachment over. Detached black plug with silver colour chain.	Scratch seen to lip. Numerous black marks and scratches seen in interior.
193	Toilet Brush	Green colour handle with white colour container.	
194	WC	LL, white colour, chrome colour flush handle and brackets, white colour seat and lid.	4x screw marks to UL, rear of lid. Marks to front of lid at top. Chip to front edge of lid. Chips seen to back and side of seat. Large chips and peeling at underside of seat.
195	Picture	Wall mounted, rectangular shape, depicting abstract blue pattern marked Skies. Silver colour frame.	
196	Shaving Light	Same as ground floor shower room but with shaving socket mounted at LHS.	
197	Cabinet	Chrome colour with 3x opening mirrored doors and 2x shelves within.	8x picture magnets mounted to inside of middle door. Wipe marks to interior. Tarnishing to base of mirrored doors to middle and RHS.
198	Wash Basin	White colour, chrome colour mixer taps over and chrome colour pop up plug.	Black marks to inner lip at LHS. Appears 3x small chips to lip at RHS. Appears pop up plug may not be operational. A few black marks to lip at front.
199	Vanity Unit	White painted matching tongue and groove doors with silver colour and white colour handles. 2x shelves within. Cleaning products seen. Small colour black colour baskets and 2x rubber hot water bottles seen.	



BEDROOM 3

Ref	Item	Description	Comment
200	Door	Same as bedroom 1.	Dusty to ledges in places. Painted over defects. Chrome colour double hook mounted at UL, inside, Single small hole adjacent to.
201	Doorframe	Painted white colour. Black colour bracket to ML, LHS, inside.	Painted over defects.
202	Ceiling	Painted white colour with white painted coving.	Paper joins seen. Marks above entry. Paint patchy in places.
203	Lighting	1x ceiling fixture: Brass effect fitment with 3x bulbs.	
204	Walls	Painted off white colour.	Paper joins seen. Painted over defects. The odd mark seen.
205	Windows	Same as bedroom 1.	Painted over defects. Slight paint marks to panes.
206	Heating	1x white painted radiator with end caps.	
207	Skirting Boards	Painted white colour.	Painted over defects. MCAU.
208	Switches and sockets	1x brass effect single switch. 3x WP double sockets.	
209	Flooring	Continuation of carpet. Brass effect threshold.	Furniture dents seen. Flattened walkways. Numerous small brown mark in front of fire place. Small brown mark in front of radiator and at entry. Large shaded area toward facing wall. Appears darker flattened walkway toward window. Small stains seen toward facing wall at RHS. Larger brown stain toward facing wall at LHS.

BEDROOM 3 CONTENTS

Ref	Item	Description	Comment
210	Curtain Pole	Same as bedroom 1.	
211	Curtains	Same as bedroom 1.	
212	Shelving	Wall mounted, painted white colour, 3x shelves seen.	In wear. Paint patchy in places. Marks seen to shelf surfaces. The odd chip seen to edges.
213	Fire Place	Same as bedroom 1 but with black painted inner and grate.	In wear. Numerous marks and black marks to mantel. Numerous black chip marks to inner.



BEDROOM 4

Ref	Item	Description	Comment
214	Door	Same as bedroom 1. Brass effect double hook mounted at UL, inside. Chrome colour double hook mounted at ML, inside.	Stickers seen to ML, outside. Painted over defects generally. Slightly dusty to some ledges.
215	Doorframe	Painted white colour. Black colour bracket at ML, RHS, inside.	
216	Ceiling	Painted white colour with white painted coving.	Painted over defects. Paint patchy in places. Cracks seen in places.
217	Lighting	1x ceiling fixture: Decorative fitment with 3x bulbs and droplets.	1x bulb not working.
218	Walls	Painted off white colour	LHS wall: Painted over picture hook. Painted over wire tack. Shaded area by picture hook. Facing wall: Painted over defects. RHS wall: 2x holes seen. 1x painted over nail at LL, RHS. Numerous small marks seen at ML, RHS and mid section. Brown mark seen at LL, centre section.
219	Windows	Same as bedroom 1.	Painted over defects.
220	Heating	1x white painted radiator with end caps.	Marks seen to front.
221	Skirting Boards	Painted white colour.	Painted over defects. MCAU.
222	Switches and sockets	1x brass effect single switch. 1x WP double socket seen.	
223	Flooring	Continuation of carpet. Brass effect threshold.	Furniture dents seen. Shaded area to flattened walkway. Light brown mark at RHS on entry.

BEDROOM 4 CONTENTS

Ref	Item	Description	Comment
224	Shelving	Same as bedroom 1.	Scratches seen surfaces. The odd chip seen to edges. In wear.
225	Curtain Pole	Same as bedroom 1.	
226	Curtains	1x pair, full length, lined, cream colour with green, yellow and blue vertical stripes.	



STAIRS AND 2nd FLOOR LANDING

Ref	Item	Description	Comment
227	Handrail and Balustrade	Painted white colour. Appears white painted opening gate section at top of landing with white painted push bolt.	Wear marks to surfaces and wear generally. Chips seen to edges throughout. 2x nails seen at UL.
228	Not used		
229	Ceiling	Painted white colour.	Painted over defects.
230	Lighting	1x ceiling fixture: Smaller matching shade to reception 1.	
231	Walls	Appear painted magnolia type colour.	Painted over defects. M&S seen to ML generally esp to stairway.
232	Windows	Double glazed skylight window with light wood colour surround, marked Velux. Integrated blind seen.	
233	Heating	None.	
234	Skirting Boards	Painted white colour.	MCAU.
235	Switches and sockets	1x WP double switch. 1x WP single switch.	
236	Flooring	Continuation of carpet to stairway. Similar style beige colour self pattern carpet to landing. Silver colour strip seen.	

STAIRS AND 2ND FLOOR LANDING CONTENTS

Ref	Item	Description	Comment
237	Beam	Black painted.	Painted over defects.
238	Smoke Alarm	Ceiling mounted, WP.	Not tested.
239	Loft Hatch	Ceiling mounted, painted white with white painted surround.	



BEDROOM 5

Ref	Item	Description	Comment
240	Door	Same as bedroom 1. Brass effect double hook mounted at UL, inside.	Grubby marks seen to ML, generally, outside. Small chips to LL, outside. The odd grubby mark seen to ML, inside.
241	Doorframe	Painted white colour	Painted over defects. The odd chip seen.
242	Ceiling	Painted white colour.	
243	Lighting	2x ceiling fixtures: Same shades as second floor landing.	
244	Walls	Painted appears pampas type green colour.	The odd M&S seen at mid and LL generally, esp by sofa.
245	Windows	1x double glazed skylight window with light wood colour surround marked Velux, integrated blind seen. 1x double glazed UPVC frame with brass effect furniture and white painted sill.	
246	Heating	1x white painted radiator with end caps.	
247	Skirting Boards	Painted white colour.	MCAU.
248	Switches and sockets	1x WP single switch. 2x WP double sockets seen.	
249	Flooring	Continuation of second floor landing carpet. Brass effect threshold.	Appears furniture dents in places. Slight shading towards chimney stack.

BEDROOM 5 CONTENTS

Ref	Item	Description	Comment
250	Beams	2x black painted.	Painted over defects.
251	Roller Blind	Wall mounted, appears matching wall colour, WP pulley.	
252	Sofa	2x seater, charcoal grey pin stripe effect fabric, 2x back cushions, 2x seat cushions, 4x scatter cushions, light wood colour feet.	In wear. Fire label not seen.
253	Clock	Chimney stack mounted, circular shape, mid wood colour surround.	
254	Chimney Stack	Brick, running through centre of room	
255	Fireplace	White painted mantle and surround with black painted inner and grate.	In wear and age. Numerous marks, chips and scuffs throughout. Blue marks to RHS of surround.
256	Loft Hatch	Ceiling mounted painted white with white painted surround.	
257	Shelving	Wall mounted in appears recess. Mid wood colour with 25x shelving compartments.	





SHOWER ROOM

Ref	Item	Description	Comment
258	Door	Painted white colour with brass effect handles and lock covers. Brass effect double hook mounted at UL, inside.	Paint patchy in places. Painted over defects. Dusty to ledges in places.
259	Doorframe	Painted white colour.	Painted over defects.
260	Ceiling	Painted white colour.	
261	Lighting	1x ceiling fixture: Same as first floor bathroom.	
262	Walls	Painted white colour. Blue mosaic tile effect to shower cubicle and above wash basin forming splash back.	Paint chipped and missing above skirting at LHS of shower. Appears chip and rub mark above mirror.
263	Windows	Sky light window as before.	
264	Heating	1x white colour, wall mounted ladder heated towel rail with end caps.	Dusty to sections in places.
265	Skirting Boards	Painted white colour.	MCAU. Paint missing into area at RHS of shower cubicle.
266	Switches and sockets	None seen.	
267	Flooring	Vinyl – silver colour metal effect. Brass effect threshold.	Marks seen in places. Slightly risen to edges in places.

SHOWER ROOM CONTENTS

Ref	Item	Description	Comment
268	Shower Cubicle	Corner mounted, sliding glass curved doors with chrome coloured handles, silver coloured surround and brackets. White colour tray with chrome colour	

		waste. Wall mounted chrome colour shower with matching shower hose and head on adjustable riser.	
269	Towel	Light brown colour.	
270	Shelving	Painted white colour, 3x shelving units.	Dusty to surfaces.
271	Lantern	Black with glazed sides and with used candle within.	
272	Bowl	Circular, turquoise and blue colour.	
273	Air Vent	Wall mounted, WP, marked Newlec.	
274	Eaves Storage	White painted door with white painted surround, brass effect handle.	Paint patchy in places.
275	Toilet Brush	Opaque white handle with matching holder.	Appears usage marks.
276	WC	LL, white colour, silver colour push flush, WP seat and lid, silver colour brackets.	
277	Mirror	Wall mounted plain, rectangular shape.	
278	Wash Basin	White colour, pedestal, chrome colour mixer tap with chrome colour pop up plug.	
279	Beam	Painted black colour.	Painted over defects.



BEDROOM 6

Ref	Item	Description	Comment
280	Door	Same as bedroom 5. brass effect double hook mounted at UL, inside.	
	Doorframe	Painted white colour.	Painted over defects. Black bracket mounted at ML, LHS, inside.
	Ceiling	Painted white colour.	Painted over defects. The odd mark seen.
	Lighting	2x ceiling fixtures without shades.	
	Walls	Painted same colour as bedroom 5.	The odd mark seen in places, esp to mid and LL. 3x nails seen to facing wall. Cracks seen in places.
	Windows	Same as bedroom 5.	
	Heating	Same as bedroom 5.	
	Skirting Boards	Painted white colour.	MCAU. Painted over defects in places.
	Switches and sockets	1x WP single switch. 1x WP aerial socket. 1x WP phone socket. 2x WP double sockets seen.	
	Flooring	Same as bedroom 5.	Slight furniture dents in places. Small shaded area at LHS of chimney stack at entry.

BEDROOM 6 CONTENTS

Ref	Item	Description	Comment
	Radiator Hanger	Chrome colour, 2x rails.	
	Beams	Same as bedroom 5.	
	Chimney Stack	Same as bedroom 5.	

	Fire Place	Same as bedroom 5.	Paint marks and chips seen to mantel. Screw seen to surround. Chips throughout to surround.
	Shelving	Same as bedroom 5.	
	Carpet Off Cuts	15x small square shape pieces.	



EXTERNAL

Ref	Item	Description	Comment
	Front	<p>Wooden 5x bar gate with 'Laburnum Villa' at top. Shingle driveway. Well stocked borders of mature trees, shrubs and plants. Main area laid to lawn. Shingle driveway continues to RHS of property. Laid to lawn to LHS and continuing to rear garden. Brick colour paving tiles to porch area with 2x steps to front door. 5x planters of various size and shape to porch area. Coir doormat with black colour backing. Bulkhead style outside light to porch ceiling. Wall mounted trellis. Wall mounted WP PIR sensor. Wall mounted security lights. Wall mounted red colour alarm box.</p>	<p>In wear and age.</p> <p>Appears recently cut.</p> <p>In wear and age. Weathered.</p> <p>Not tested.</p>
	Rear garden	<p>Well stocked borders of mature trees, shrubs and plants. Well stocked planting areas. Ornamental trimmed bushes. Main area laid to lawn. Ornamental appears stone bird bath. Pond to far end. Wooden bench with terracotta colour pot forming base to one side. Circular hole in seat above exposing earth in pot. Trellis seen. Outbuilding with 2x locked workshop/storage areas and walk-through paved central section. Green painted corrugated roof with corrugated perspex panels in the centre. Central section comprises:</p>	<p>Weathered.</p> <p>Appears overgrown. No fish seen.</p>

		<p>BBQ with gas cylinder, hose reel, folding wooden seat, plastic buckets, watering can, appears brick coal bunker with wooden access panel and lift up lid, plus other general/external items.</p> <p>White colour polytunnel with wooden workbench plus gardening materials inside.</p> <p>Detached wooden garage with 2x opening doors with padlock and chain. Interior comprises of numerous landlord belongings to edges.</p> <p>External wall mounted lights to buildings.</p> <p>Appears solar panel by light.</p> <p>Plastic wheelie bins seen.</p> <p>Recycling tubs seen.</p> <p>Numerous planters seen.</p> <p>Paved patio area by conservatory.</p>	<p>In wear and age. Dead plants, blue colour plastic and soil inside.</p>
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Statement of General Condition

21 September 2011

Address: Laburnum Villa, Wickham Heath, Newbury, Berkshire, RG20 8PE

Cleaning In a clean condition.

Decorative Order All ok, except where noted.

Flooring All ok, except where noted.

Lighting All ok, except where noted.

Bedding N/A

Furnishings All ok, except where noted.

Windows All ok, except where noted.

Curtains and Blinds All ok, except where noted.

General Comments Clean and tidy generally.

Type of Meter	Location of Meter	Reading	Meter Number
Electric	In wall cupboard in kitchen.	79737.3	K91C13532
Oil	In front garden.	36 inches full from bottom upwards.	N/A





DECLARATION

I/we, the undersigned, have examined the Statement of General Condition, and have found it and the Inventory, with all additional written amendments, to be correct

..... **TENANT SIGNATURE**

..... **PRINT NAME**

..... **DATE**

..... **TENANT SIGNATURE**

..... **PRINT NAME**

..... **DATE**

..... **TENANT SIGNATURE**

..... **PRINT NAME**

..... **DATE**

..... **LANDLORD SIGNATURE**

..... **PRINT NAME**

..... **DATE**

..... **INVENTORY CLERK SIGNATURE**

..... **PRINT NAME**

..... **DATE**