

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION

FOR

ADDRESS OF PROPERTY

8 OCTOBER 2011

**inventoryclerk.com**  
The UK's local inventory company

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ON BEHALF OF

ADDRESS OF AGENT

TEL:

*The following is an informative guide, for landlords and tenants, on the compilation of any inventory prepared by clerks across the inventoryclerk.com network:*

### **DISCLAIMER**

This inventory is prepared as an 'as-seen snapshot' of the property and its contents, at the time of inspection. It is compiled as a fair and accurate record of the property's internal condition and its contents. It should be used as neither an accurate description of each and every piece of furniture and equipment nor a structural survey report.

As the inventory clerk preparing this inventory is neither an expert on fabrics, woods, materials, antiques etc nor a qualified surveyor or valuer, he/she is not required to state whether an item is antique, made from precious metals, of unique origin or whether it is new, despite any apparent appearance of being so.

The inventory is compiled to reflect what the clerk observed at time of inspection, along with any dilapidation, faults, breakages, dirt etc – only noted where seen. Otherwise, what is listed is presumed to be in good order, ie a property component is presupposed to be in good condition, unless indicated as not so 'in **(brackets)**', following each component's description.

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

The movement of any items of heavy furniture, appliances or equipment will not be undertaken; therefore, some observations may be restricted, where such items hinder full view.

To avoid possible mistakes, it is recommended that the inventory clerk complete an inventory or check-out unhindered, without landlords or tenants present. Where the contrary occurs and it is deemed difficult for the clerk to differentiate between that belonging to the landlord and that belonging to the tenant, the report may contain inaccuracies, for which the clerk will not be held responsible.

It is further recommended that validation of this inventory be completed by either landlord or tenant, to confirm its accuracy. Any queries or discrepancies about the description or content must be addressed to the clerk or inventoryclerk.com within 14 days of the date of inspection.

### **SAFETY DISCLAIMER**

The inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of said equipment/contents or any comment on said equipment/contents' safety – merely a record that such items are in the property, at the date of the inventory, together with the superficial condition of said equipment/contents. None of the electrical or gas appliances will have been checked for 'working order', unless (for the convenience of the clerk) an item is activated to help the clerk to complete his/her inspection.

The inventory clerk may not be a qualified electrician, HHSRS or fire-regulation expert and is not required to report on anything which may contravene any housing or health & safety regulations, although the clerk may indicate items which appear to require attention.

### **HOUSING HEALTH & SAFETY RATING SYSTEM (HHSRS)**

The HHSRS has been introduced in light of the Housing Act 2004 (the Act) and is guidance for landlords and property-related professionals.

The Act changes the way in which local authorities assess housing conditions. They will now look at the condition of properties, using the HHSRS risk-assessment approach. This does not set out minimum standards. It is concerned with avoiding or, at the very least, minimising potential hazards. This means that landlords should also review conditions regularly, to try to see where and how their properties can be improved and made more safe.

Inventory clerks (although not qualified, under the HHSRS, to assess the condition of properties) will use common sense, however, linked to guidelines issued by the government, to indicate any potential hazard in the property. These will be marked with **(++++)** on the inventory.

### **FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993**

Relevant furniture and furnishings complying with the above regulations, with the appropriate label, will be indicated on the inventory as 'fire-resistant'.

In the case of any relevant furniture and furnishings on which no labels are identified and the landlord has not confirmed that the items comply with the above regulations, these will be marked with **(\*\*\*\*)** on the inventory; this does not mean, however, that they do not comply – it means that no appropriate label has been noted.

### **FIREGUARDS**

Where there are any loose fireguards, not part of a heater, gas or electric fire, these will be indicated on the inventory.

### **SMOKE DETECTORS**

It is the landlord's responsibility to supply and fit smoke detectors; it is the tenant's responsibility to inspect any smoke detectors regularly, to ensure that they are in full working order, as described in the manufacturer's instructions. Inventory clerks may indicate that such an item is poorly sited, missing or observably not functioning.

### **THE (EVIDENCE-BASED) TENANT DEPOSIT SCHEME**

From April 2007, it's been a requirement that landlords adhere to one of the three 'tenant deposit schemes'. This means that, at each tenancy's commencement, a tenant's deposit is secured against evidence of the condition and contents of the property. 'The natural path of a deposit is back to the tenant', meaning that, at each tenancy's end (unless shown to the contrary), the deposit will be returned to the tenant.

### **INVENTORY AND CHECK-IN INSPECTION AT THE TENANCY'S START**

For the inventory and check-in inspection to be completed accurately, it is essential that a property be readied for a tenant. This means that it should be in a clean and tidy condition and should not include items which will not form part of the inventory, to avoid their accidental inclusion as part of the tenancy.

### **CHECK-OUT INSPECTION AT THE TENANCY'S END**

For a check-out inspection to be completed accurately, it is essential (before the final check-out inspection is due) that all items be returned to their respective locations, as indicated in the original inventory. Failure to do so may incur further costs, since the inventory clerk is not commissioned to search for missing items and, therefore, may list them as missing, thus incurring the tenant's unnecessary costs.

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**GENERAL DESCRIPTION AND CONDITION**

A generally well presented first floor furnished 1 bed flat. The paintwork, flooring, joinery, windows, curtains and blinds are all in good order. Kitchen units are well used and appliances require further cleaning. Property has been cleaned to a good domestic standard, but requires further cleaning in places. The tenants were present at check in and 1 set of keys handed over.

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## HALLWAY

### DOOR

1. White painted 6 panelled door with YALE lock with chrome surround, brushed steel surround to CHUBB lock. Internal door furniture includes silver coloured lock mechanism and matching keyhole surround **(minor scuff marks to marks around on external side and to mechanism on internal side, historic marks painted over. Small chip to bottom of door on external side and slight shading paint finish around outside edges).**
2. Doorframe painted to match door **(shrinkage cracks to external side under top edge. Chipped to top right-hand corner on outer edge. Slight shading paint finish on inside edge and further shrinkage crack with cracking paint to upper level and mid-level on left-hand hinge edge).**

### CEILING

3. White with coving.

### LIGHTING

4. 2 brushed steel recessed halogen spotlights and surrounds.

### WALLS

5. White painted.

### FLOORING

6. White painted strip wood flooring **(minor scuff mark and small indentation seen in keeping with light usage).**

### FRAMES

7. Off white painted skirting to match doorframe. **(Some marks painted over).**

### ELECTRICS

8. 3 white plastic dimmer switches **(cover to switch beside bathroom door loose and coming off).**
9. White plastic switch.
10. BRITISH GAS RC 1 thermostatic control.
11. White entry phone.
12. FIRE ANGEL smoke alarm.
13. High-level white plastic isolator switch bathroom extractor fan.

### MISCELLANEOUS ITEMS

14. Brushed steel coat hook with 3 hooks.
15. Red fire extinguisher on brushed steel wall mount.

## BEDROOM

### DOOR

16. White painted 6 panelled door with 2 brass hooks fitted to high-level on internal side and 2 chrome and brushed steel handles **(minor paint marks to back plate on internal handle).**
17. Doorframe painted to match door **(historic marks painted over).**

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**BEDROOM (continued)**

WINDOW

18. White painted sash window with 2 white painted window lifts and brushed steel window fastener with lock to right-hand side on top of bottom sash **(Minor chips and scuffs to bottom corner to left hand side of frame and wiring drilled through bottom right hand corner. Minor paint flakes to glazing to left-hand bottom pane. Slight tarnishing and paint marks to window fastener and weathering to glazing on external side. Historic marks painted over).**

BLINDS

19. Blackout blind with beaded metal opening cord set into white coated metal runners **(slight dust marking from runners to either side of blind otherwise in good condition and working order).**

20. White translucent blind with matt chrome beads to bottom and metal beaded opening cord. Blind in good order.

CEILING

21. White painted with coving and pelmet board set into coving over window.

LIGHTING

22. 3 recessed halogen spotlights with brushed steel surrounds.

WALLS

23. White painted to match hallway **(scuff mark behind door to mid-level. Wiring pinned to edge of wardrobes on right-hand end. Faint shrinkage cracks into right-hand corner beside window frame).**

FLOORING

24. Cream coloured carpet **(very slight fraying to edge of carpet in front of door, apparent spot stains to carpet in front of door where carpet is lighter shade).**

HEATING

25. White double panelled slim line radiator with thermostatic control **( valve cap missing).**

FRAMES

26. Skirting painted to match doorframe **(wiring pinned to top edges and to front left-hand corner, historic marks painted over).**

27. White painted windowsill **(slight shading to edges).**

ELECTRICS

28. White plastic dimmer switch.

29. 3 white plastic double power sockets.

30. White plastic aerial point.

31. White plastic telephone point.

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**BEDROOM (continued)**

**BUILT IN CUPBOARD**

32. High-level cupboard painted to match skirting with matching frame and matt chrome knob handle. Cupboard gives access to storage space overloads ceiling in hallway, painted wooden frame and original cornicing to right-hand side.

**BUILT-IN WARDROBE**

33. 2 laminate sliding doors with white coated metal edging and black laminate interior. Dust excluders fitted into edges of doors and internal side. Left-hand side has high-level shelf with pale grey painted grey coated metal basket style sliding drawer to low-level with further plastic drawer with lid under. Right-hand side has 2 shelves to high-level with pale grey coated metal hanging rail and the left-hand side with range of wooden hangers. 4 further shelves to match carcass to right-hand side with glass shelf to mid-level and 1 plastic sliding drawer under. 4 further dark wood effect drawers on runners to low levels with 6 IKEA fabric drawer tidies.

**FURNITURE**

- 34. Oatmeal coloured fabric double bed base with metal frame, wooden slatted base with metal frame and hydraulic lifting to give access to storage under bed. Cream patterned double mattress with DS 717 label visible in good condition with fuchsia pink fabric headboard.
- 35. 2 circular cream coloured bedside tables.
- 36. Black leather stool with metal legs **(scuff marks to leather finish)**.

**MISCELLANEOUS ITEMS**

- 37. SONY wall mounted flat screen television.
- 38. SONY remote control.
- 39. 2 small chrome bedside lights with touch controls and white frosted shades.

**RECEPTION ROOM**

**DOOR**

- 40. White painted six panelled door with 2 chrome and brushed steel handles **(historic marks painted over)**.
- 41. Doorframe painted to match door **(minor scuff marks to low-level on left-hand side)**.

**WINDOW**

42. White painted sash window with 2 white painted window lifts and lock to right-hand side of bottom sash **(slight paint flecks to leaded glazing and external glazing weathered. Historic marks painted over)**.

**BLINDS**

- 43. Off-white blackout blinds with matt chrome weighted rod to bottom.
- 44. White translucent blind with matt chrome weighted rod to bottom and beaded metal opening cord.

**CEILING**

45. White painted with coving.

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**RECEPTION ROOM (continued)**

LIGHTING

46. 5 recessed halogen spotlights with brushed steel surrounds and adjustable mounts.

WALLS

47. White painted.

FLOORING

48. Continuation of white painted strip wood flooring from hallway **(minor scuff in places, most noticeable towards window to left-hand side of room and front sofa).**

HEATING

49. Black painted panelled radiator in white painted radiator cover.

FIREPLACE

50. White painted recess with black slate hearth **(slight scuff marks to hearth and paint marked to edges).**

FRAMES

51. Skirting painted to match doorframe **(historic marks painted over. Wiring pinned to front edge to right-hand side window).**

ELECTRICS

- 52. White plastic dimmer switch.
- 53. 4 white plastic double power sockets.
- 54. 2 white plastic telephone points.

FURNITURE

- 55. Brown leather 3 seat wooden framed sofa with high back and 3 base cushions, 3 back cushions and 2 matching scatter cushions **(slight scuffing and wear to cushions and arms in keeping with age and usage but generally in very good condition).**
- 56. 2 orange tinted plastic side tables **(scuff marks to centre of 1).**
- 57. 2 contemporary style chrome and white plastic dining chairs.
- 58. White circular laminate table with white coated metal legs **(scuff to centre on 1 leg).**
- 59. White low-level laminate unit with shelf to left-hand side and drawer on runners to right-hand side. Drawer contains D-LINK wireless modem.
- 60. Various cables.
- 61. Allen key.
- 62. Polished chrome contemporary shelving unit with 3 vertical supports and 6 shelves small storage compartments.

MISCELLANEOUS ITEMS

- 63. 2 hardback books.
- 64. SHARP AQUOS flat screen wall mounted television with remote control.
- 65. UBL phone charger.
- 66. 2 lime green plastic vases.
- 67. Round white frosted side light.
- 68. Paperback book.

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69. Further plastic lime green vase and matching orange vase behind.

## **BATHROOM**

### DOOR

70. White painted 6 panelled door with chrome and brushed steel lever handles. Chrome double robe hook fitted to inside of door **(historic marks painted over)**.
71. Frame painted to match door **(historic marks painted over. Scuff marks to right-hand internal side and scuff marked and slight groove beside lock catch to mid-level)**.

### WINDOWS

72. Internal window with frame painted to match doorframe of door.
73. 3 high-level stained glass windows with off white surrounds to match doorframe set into right-hand wall.

### CEILING

74. White painted.

### LIGHTING

75. 4 recessed halogen spotlights with chrome surrounds.
76. 2 chrome wall lights with 3 tinted glass sections cut into front with LED bulbs.

### WALLS

77. Tiled in copper and pewter coloured ceramic tiles with metallic finish and iron ore coloured grouting **(minor marks in places but generally very good order)**.

### FLOORING

78. Flooring to match wall tiles with brown wood effect laminate carpet strip under door **(2 tiles in front of basin slightly loose and slight discolouration to grouting)**.

### HEATING

79. Chrome heated ladder towel rail with cream coloured radiator set into centre **(minor paint marks to chrome work and radiator valves and 2 brass taps missing. Slight tarnishing two left-hand bottom floor fixing and top left hand corner)**.

### BUILT-IN CUPBOARD

80. Off white painted MDF cupboard with 2 doors, brushed steel bar handles and 7 shelves.

### ELECTRICS

81. White plastic double shaver point.
82. Ceiling mounted ICON extractor fan **(slightly dusty)**.
83. Chrome double shaver point **(slightly loose to wall fixing)**.

### BATH

84. White enamel bath with tiling to front edge and left-hand end to match walls and floors. Chrome wall mounted spout with 2 taps, 2 taps fitted to end wall and wall mounted chrome showerhead attached to high-level. White shower curtain with pink flowers on, hanging from chrome hooks attached to chrome oval shaped ceiling mounted shower rail. Chrome pop-up

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**BATHROOM (continued)**

plug with chrome operator **(slight tarnishing and scuffing to plug and surround, slight water marks to bath furniture with lime scale marking and staining to showerhead).**

**WASH BASIN**

85. White wall mounted wash basin with wall mounted chrome spouts and 2 taps on back plate. Chrome swivel plug with chrome surrounds and waste **(slight lime scale marking and scuffing to plug and surround. Slight discolouration to mastic to back of basin against wall).**

**LAVATORY**

86. White low level WC with white seat and lid, concealed cistern under built in cupboard and chrome dual flush control.

**MISCELLANEOUS ITEMS**

- 87. Glass shelf over basin with brushed steel wall mounts.
- 88. Circular mirror with frosted glass section set towards outside edge.
- 89. Brushed steel loo roll holder **(slightly loose).**
- 90. Chrome pedal bin with black liner **(slight tarnishing and marking, slight smear marks to lid on external side).**
- 91. Orange plastic seat.
- 92. Brushed steel loo brush holder and brush with matching handle **(slight tarnishing to top of handle).**

**KITCHEN**

**DOOR**

- 93. White painted 6 panelled door with chrome and brushed steel lever handles. Transparent window over with frame painted to match door **(slight paint marks and flecks to external handle and slight smear marks and scuffs to internal handle).**
- 94. Doorframe painted to match door **(marks painted over. Very slight scuff marks to left-hand inside edge to mid-level and small chips to top edge on internal side to towards left-hand top corner with further small scuff).**

**WINDOWS**

95. 2 white painted double glazed French doors with chrome and brushed steel bar handles with integrated lock set into right-hand door. 2 screw locks with white painted surrounds to left-hand door and further matching screw lock to mid-level on right-hand door **(slight scuff marks to inside edge of frame towards ceiling edges in places and minor shrinkage cracks to outside edges of frame with wiring pinned to left-hand side for mid to low-level. External glazing slightly weathered, tarnishing to eternal handle).**

**SHUTTERS**

96. White coated external metal rolling shutter with white coated metal frame with draught excluder fitted to inside edges **(slight weathering and dust build up to edges. Discolouration to underside of roller unit).**

**CEILING**

97. White painted with coving.

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## **KITCHEN (continued)**

### LIGHTING

98. 4 recessed halogen spotlights with brushed steel surrounds.

### WALLS

99. White painted (**wiring pinned to left-hand side of French doors**).

### FLOORING

100. Grey, black and white marble floor tiles with grey grouting (**minor paint flecks in places towards internal door. Minor scuffs in places and slight discolouration and grouting**).

### HEATING

101. Black panelled radiator in off white casing.

### FRAMES

102. Skirting painted to match doorframe (**wiring pinned left-hand side of French doors**).

### ELECTRICS

103. White plastic double dimmer switch.

104. 4 white plastic double wall sockets.

105. White plastic isolator switch.

106. White plastic single power socket.

107. BRITISH GAS wireless system for heating controls.

108. BRITISH GAS model UT1 hot water and heating programme.

109. White SONEX control panel for electric shutter.

110. White remote control (**use unknown**).

### BUILT-IN KITCHEN UNITS

111. White melamine cased units with white high-gloss laminate doors with chrome bar handles. White high-gloss plinth over wall units. Grey flecked work surfaces with pale grey flecks and reconstitute splash backs (**slight scuffing to edges of units in places. Several minor scuffs to front edge shelf for surface and slight stain marks to draining grooves to left-hand side of sink**).

### SINK

112. Grey acrylic sink with chrome mono block mixer tap and waste disposal under (**slight discolouration around opening to waste disposal and lime scale marks to base of tap**).

### WALL UNITS

113. Half width unit with 2 shelves (**scuffs laminate finish to inside bottom edge of cupboard. Small hairline crack to high-gloss laminate finish beside handle**).

114. Single unit opening horizontally housing extractor fan (**slight scuffs handle and several hairline cracks to high-gloss laminate finish in various places**).

115. Half width unit with 2 shelves (**laminate finish lifting slightly to bottom left-hand corner**).

116. Corner unit with concertina style door and 2 shelves (**minor scuff some tips to bottom edge to inside frame and slight discolouration. Minor tarnishing on gloss marks to in section on external sides**).

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**KITCHEN (continued)**

- 117. Single unit with 2 shelves.
  - 118. Single unit with 2 shelves (**hairline cracks laminate finish on external side to low-level and slight discolouration to edging of shelves to interior side with small cracks in laminate finish to bottom internal left-hand corner**). Cupboard contains:
  - 119. 3 assorted glasses.
  - 120. Pink coffee mug.
  - 121. White mug.
  - 122. 2 pink dinner plates and 7 grey dinner plates (**minor scuffs to edges on several**).
- Over sink:
- 123. Single unit with 2 shelves (**scuffs to laminate finish to inside edges and slight discolouration and lifting the bottom edge**).
  - 124. Single unit with 2 shelves (**discolouration and lifting to laminate finish to bottom inside edge of frame with chips in centre and general discolouration. Small crack in back panel and hole cut for fixing 3 sockets. Rough edge to back of top shelf and controls for heating and set into low level left-hand side**).

**TALL UNIT**

- 125. High-level panel to match units with space for freestanding fridge freezer under (**slight discolouration to edge of frame and several shrinkage cracks to high-gloss laminate finish to low-level over fridge with paint marks to edges to bottom right-hand corner**).

**BASE UNITS**

- 126. Half width unit with 1 shelf (**slight shrinkage cracks laminate finish**).
- 127. Single unit housing integrated oven (**numerous hairline cracks laminate finish the bottom panel**).
- 128. Half width unit with 1 shelf (**slight discolouration and scorch marks to left-hand edge of frame to upper mid-level. Scuffing to laminate finish to front of shelf and base of units and slight shrinkage cracks to front panel laminate finish**).
- 129. Sink unit with 1 shelf (**minor scratch marks to front panel towards top edge with further shrinkage cracks to laminate finish**).
- 130. Drawer unit with 4 drawers (**scuffs to handles on all drawers with scuff marks at bottom left-hand side of top drawer and shrinkage cracks to laminate finish on top 2 drawers**).

Top drawer containing:

- 131. 3 matching stainless steel forks and 2 odd forks.
- 132. 3 matching knives and 1 bulb knife.
- 133. 5 matching spoons.
- 134. 1 teaspoon.

Bottom drawer contains:

- 135. Carbon monoxide alarm.
- 136. Spare bulbs.
- 137. Instructions for dishwasher.
- 138. Instructions for ZANUSSI washer dryer.
- 139. Instructions for VAILLANT boiler.
- 140. Instructions for ZANUSSI fridge freezer.
- 141. Instructions for deckchair assembly.

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**KITCHEN (continued)**

Front facing base units:

- 142. Single unit housing dishwasher. **(Chipping and scuff into laminate outer edge of frame with further shrinkage cracks to laminate finish on door).**
- 143. Single unit housing plumbing for sink and waste disposal **(laminate is lifting from bottom edge of frame with stains to bottom shelf and scuffs to handle)**. Cupboard contains various cleaning products; yellow rubber gloves, cloths, blue bags.

**APPLIANCES**

- 144. Stainless steel gas hob with 4 burners and 2 black trivets with controls to left-hand side **(historic marks and scorch marks trivets with slight burnt on residue around tops, general scuffing into stainless steel finish).**
- 145. BLANCO extractor hood with 2 lights **(lights not working and slightly sticky finish to filter covers and light surrounds.)**
- 146. ZANUSSI stainless steel oven with glass stainless steel pull down door **(stain marks to stainless steel finish to external side and burnt on residue marks and slightly sticky feel to inside of door with burnt on residue marks to chrome rack shelves and metal tray with trivets to bottom of oven with rust marks in places to tray).**
- 147. ZANUSSI fridge freezer. Fridge section has numeral 3 glass shelves with white trim and clear plastic salad crisper to bottom. 3 plastic tinted door compartments. Freezer section had 3 tinted plastic drawers.
- 148. Waste disposal unit under sink.
- 149. INDESIT dishwasher **(slight water marks and lime scale marks to edge of door and to inner seals).**

**MISCELLANEOUS ITEMS**

- 150. Chrome dish dryer.
- 151. Black BRABANTIA pedal bin with black liner **(slight paint marks and scuffs to top).**
- 152. RUSSELL HOBBS cordless Kettle **(used).**
- 153. 5 chopping boards in various colours **(well used).**
- 154. Frying pan **(well used).**
- 155. SIEMENS brushed metal toaster **(used).**
- 156. 2 plastic drawers in matching frame.
- 157. 2 brass CHUBB keys for French doors.
- 158. 2 further chrome coloured YALE keys 1 with pink tag for utility room.

**ROOF TERRACE**

- 159. Decked area with railings and lattice fence to left-hand side. Steps matching decking go down to lower level. Lower level to match upper level with lattice fencing to both sides and brick wall to end. Wooden seating on front to back wall to match decked area. Further steps down to second door. Items on terrace include:
- 160. Wooden steamer chair **(leg to one end is partially detached).**
- 161. 6 wooden folding chairs **(tarnished image slightly worn in places).**
- 162. Painted bench.
- 163. 4 pink painted plastic terracotta coloured pots with plants in.
- 164. 2 brass coloured plastic terracotta pots with bushes in.
- 165. 2 blue painted plastic terracotta coloured pots with honeysuckle in.

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**ROOF TERRACE (continued)**

- 166. Wooden table to match chairs.
- 167. Black barbecue with charcoal inside **(used and slightly weathered)**.
- 168. Tongs for barbecue.
- 169. Patio heater with gas.
- 170. Cream watering can.
- 171. Tap.
- 172. Yellow hosepipe on green hose lock reel.
- 173. Long handled brush.
- 174. Beige storage container containing cushions for chairs **(damage to lid)**.
- 175. High-level floodlight.
- 176. 2 opaque shaded wall lights.
- 177. 2 small brass coloured plastic pots **(plants not in situ)**.

**UTILITY ROOM ON HALF LANDING**

**DOOR**

- 178. White painted partially glazed door with safety glass, 2 chrome and brushed metal lever handles, chrome keyhole surround on to communal hallway **(slight tarnishing to handles and some marking to paint finish on 1 inch edge to internal side and top of door and painted sections around hinges)**.
- 179. Doorframe painted to match door **(large scuff mid-level and discolouration and paint finish has chips at top edge. 2 filled in sections to right-hand side on internal side and shrinkage cracks with cracked paint finish both sides of door way)**.

**DOOR TO ROOF TERRACE**

- 180. White painted with safety glass and 2 vertical panes **(door very weathered to external side with scuffs, shading and marking paint work. Filled in hole to mid-level painted over. Surround to keyhole missing on internal side and patchy paint finish)**.
- 181. Frame painted to match door **(patchy paint finish with dust build-up in various areas and chips and scuffs to inside edge right-hand side and top of frame)**.

**WINDOW**

- 182. White painted window with opaque glazing and painted metal stay **(paint marked on glazing and small cracked top to glazing on right-hand corner)**.

**CEILING**

- 183. White painted.

**LIGHTS**

- 184. Flush frosted glass ceiling light with chrome fitments **(slight dust build up to interior)**.

**WALLS**

- 185. White painted. Metal vent set into high-level facing wall **(shading around flue for boiler at front left-hand corner and minor scuffs to mid-level on right-hand wall)**.

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**UTILITY ROOM ON HALF LANDING (continued)**

FLOORING

186. Wood effect laminate flooring in various shades of brown. Matt chrome carpet strip under internal door. Floor in generally good order).

HEATING

187. VAILLANT wall mounted combination boiler with associated plumbing.

FRAMES

188. Black painted skirting **(un-painted section to left-hand side with external door to low-level)**.

ELECTRICS

189. White plastic light switch.

190. White plastic double power socket.

BUILT-IN UNITS

191. White formica surface with black and white laminate boards behind with matt chrome trim to top edge, wall units over work-surface with white high-gloss door, 1 shelf and matt chrome bar handles. Blue work-surface base unit to match wall units. Cupboard contains red HENRY vacuum cleaner with attachments, red bag, 2 TV stands.

APPLIANCES

192. ZANUSSI washer drier with clean soap tray and door seal.

MISCELLANEOUS ITEMS

193. Low-level aluminium steps **(slightly scuffed)**.

194. Long handle brush with metal handle and white metal winding device.

Page	Signature	Date	Produced
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INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:	Ref: 41909	<b>Comments</b>
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SERVICES	LOCATION	SERIAL NO	READINGS
<b>GAS</b>	In high level cupboard in communal areas.	0022423 S	5828.60
<b>ELECTRICITY</b>	As above.	Unable to read.	42073
<b>WATER</b>	Not seen in premises.	Not seen.	Not seen.



INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:	Ref: 41909	<b>Comments</b>
ADDRESS OF PROPERTY	(continued)	<b>Findings</b>



INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:	Ref: 41909	<b>Comments</b>
ADDRESS OF PROPERTY	(continued)	<b>Findings</b>







INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:	Ref: 41909	<b>Comments</b>
ADDRESS OF PROPERTY	(continued)	<b>Findings</b>









INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:	Ref: 41909	<b>Comments</b>
ADDRESS OF PROPERTY	(continued)	<b>Findings</b>





INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:	Ref: 41909	<b>Comments</b>
ADDRESS OF PROPERTY	(continued)	<b>Findings</b>



INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:	Ref: 41909	<b>Comments</b>
ADDRESS OF PROPERTY	(continued)	<b>Findings</b>







