



emphasisinventories

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Inventory & Check In Report



32 Fitzwilliam Road
Cambridge
Cambridgeshire
CB2 8BN

Prepared by: Mark Sousa

Prepared on: 03/12/2021

For: Bidwells



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Disclaimers

Disclaimer

Thanks for choosing Emphasis Inventories, we are an independent company and not affiliated with this property.

The purpose of this report is to record the condition of the property and its contents on the date shown.

Every effort has been made to carefully and correctly record the items, but it should be noted that our clerks are not experts in materials such as woods, fabrics, antiques or specialized materials, nor qualified property Surveyors.

The descriptions of the items are for identification purposes only so that they can be located and we can establish if the condition has changed between check in and check out.

Heavy items of furniture such as kitchen appliances, sofas, wardrobes and beds, will not be moved by our clerks and take no responsibility for the condition of any flooring underneath or the walls and skirting which surround the item.

Emphasis Inventories will not be responsible for any items which cannot be accessed easily or items which are out of sight, our clerks will not unpack boxes or inspect items which are out of reach.

Lofts & Cellars will not be inspected unless they are converted and safely accessible. Contents will therefore not be noted or checked.

If items are listed as 'in good order' it is accepted that they are free from any obvious soiling, fault or damage except where stated.

New items will be described as such when they are in a new building, still in their wrappings or with a receipt.

Our clerks will not be expected to count nor individually describe the number of books, CD's, DVD's, plants, cleaning items or miscellaneous items such as screws/nails and maintenance equipment unless specifically instructed to do so by the landlord or Managing Agency.

Electrical items will be tested for power only and we do not guarantee the safety of any such equipment or that they are fully working.

Boilers, Radiators & Water Supply will be tested for power / flow only where feasible and accessible and will not be fully tested. Gas fires will not be tested.

All meter readings will be taken when accessible and must be checked with relevant utility companies as we cannot be held responsible for any discrepancies

The Fire & Safety Regulations regarding Furnishings, Gas, Electrical and similar services are ultimately the responsibility of the Landlord or managing agent. Where the inventory notes Fire label seen, this should not be interpreted to mean that the item complies with the Furniture & Furnishings (Fire) (Safety) (Amendments) 1993 but is a record that the item had a label as described, or similar to that detailed, in the 'Guide to the Furniture & Furnishings' published by the Department of Trade & Industry on January 1997, (or subsequent edition), attached at the time the inventory report was compiled.

Smoke alarms and Carbon monoxide alarms will be tested only if there is a test button and the unit is reasonably reachable, the placement of the units remain the responsibility of the landlord or the managing agent.

Blinds will be described and listed within the report and checked for functionality. The safety regulations surrounding these remain the responsibility of the landlord or managing agent

Data Protection

General Data Protection Regulation - Privacy Notice

As part of our work, we may be provided with your personal data, in which case Emphasis will be a "data processor". In respect of such data,

Emphasis will comply with the data protection principles under the General Data Protection Regulation and estate agents' data protection policies (in so far as they are relevant) in respect of the Processing of your Personal Data. The Personal Data we may process will include names, contact details and the addresses of properties moved in and/or out of.

Emphasis will only undertake processing of Personal Data as is reasonably required to perform the work and only when it has a legal basis normally in the form of a work contract. Emphasis will not disclose Personal Data to any person or company other than to whom disclosure is necessary for the performance of the Service and only when it has a legal basis normally in the form of a work contract. The report including the Personal Data will be stored by Emphasis, but the right to withdraw consent exists at any time. In addition to withdrawing consent there is also the right to get confirmation that the company holds personal data, access the data held, understand the purpose for why it is held, any disclosure of the data, storage timelines, the right to correct the data and where the data came from.

Emphasis receives Personal Data from landlords, tenants, estate agents, relocation companies or their representatives. Emphasis has in place appropriate technical and organisational measures against the accidental, unauthorised or unlawful processing, destruction, loss, damage or disclosure of your personal data, and adequate security programmes and processes to ensure that unauthorised persons do not have access to it or to any equipment used to process it. Individuals have the right to lodge a complaint with a supervisory body regarding how their Personal Data is stored, used and processed.

Checking Out

Upon completion of the tenancy the check out takes place.

Our clerks will return to the property and compare contents and conditions to that listed in the inventory and check in.

All of our clerks act within strict guidelines set out by the AIIC (Association of Independent Inventory Clerks) and will assess the property and record any differences, factors such as reasonable wear & tear are taken into account.

We do ask that the property contents are put back into their original location (as described in the inventory) to avoid any confusion. Failure to do this could result in items being listed as missing.

The tenant must be ready to fully vacate the property at the time of the check out unless stated in the contract or agreed with the landlord or managing agent.

During the check out our clerks will be checking the following:

Furniture:

We will be checking for missing items, soiling, stains, breakage, scratch marks, dents, chip marks & general cleanliness.

Flooring (all kinds):

We will be checking for scrapes, scratches, stains, burn marks, shading & general cleanliness.

Carpets & Rugs:

We will be checking for soiling, burn marks, stains, general cleanliness & any other obvious damage.

Curtains:

We will be checking for stains, discolouration, rips, burn marks & general cleanliness.

Towels / Bed linen/ Throws or similar items:

We will be checking for soiling, burn marks, shading, rips & general cleanliness.

Mattresses:

We will be checking for soiling, cleanliness & any other obvious damage.

Garden:

We will be checking for non-maintained fencing or bordering, patio condition, lawn condition, general cleanliness & any other obvious damage.

Animals:

The tenancy agreement may state the keeping of house pets in the property. Any damage, soiling or scratching will be reported.

The property should be maintained to its original condition after the tenancy is completed otherwise charges will be occurred. This may require interior repairs, fabric cleaning and professional cleaning. All items should be replaced to their original position in order to avoid any delays or confusion.

Check Out Actions / Responsibilities:

CC - Cleaning Charge

Not cleaned to a suitable standard as per check-in report, further cleaning costs may be charged

MI - Maintenance Issue

Requires maintenance in this particular area

T - Tenants Responsibility

In the clerks professional opinion, sole responsibility lies with the tenant

WT - Fair Wear & Tear

Factors such as condition at check in, length of tenancy, location of item, quality of item etc are taken into account when stating our opinion

NC - No charge

No recommended charge

U - Unable to recommend

Unable to make any recommendation, this could be due to the item not being listed at check in

PLEASE READ THIS REPORT THOROUGHLY PRIOR TO SIGNING / AGREEING TO IT.

Any comments, disagreements or discrepancies should be noted by the Tenant, Landlord or Managing agency within 7 working days from receipt of the report. Any disagreements regarding the check in should be reported to Emphasis within the above mentioned time frame so that the report can be remedied. Emphasis Inventories cannot be held responsible for any errors or omissions after the above mentioned time frame and limits any liability to the cost of the report.

Checklist

Item	Value	Comments
Evidence of Smoking?	No	
Evidence of Pets?	No	
Keys Handed Over?	No	
Smoke Alarms & CO Alarms Tested?	Yes	
Odour Present?	No	
Meter Readings Obtained	Yes	
Cleaning Omissions?	Yes	

1. Schedule Of Condition



Schedule of Condition For: **32 Fitzwilliam Road, Cambridge**

Check In Check Out

	Yes / No	Receipt Seen	Cleaning omissions / comments				
Property Professionally Cleaned	Yes	No	Various omissions as detailed				
Carpets Professionally Cleaned	No	No	Appears vacuumed only with noticeable shading & wear				
Curtains Professionally Cleaned	No	No	Blemishes & usage				
Windows Cleaned	Interior	Exterior	Any Odours Present				
	Mostly	No					
General condition			Any Major Issues				
In used order throughout with heavy usage in places							
Meter	Provider (c-out)	Location	Serial No	Reading			
Gas		Right side exterior	998234	11051.111			
Electric		Communal hall riser cupboard	D10C04684	32959			
Water		Communal hall riser cupboard	10M046882	1089.24			
Other							
Key list			Given to	Signature			
To be given to tenant by agency			Agency				
Smoke Alarms				Carbon Monoxide Alarms			
Floor	Location	Heard?	Comment	Location	Fuel Burner Present? Type?	Heard?	Comment
1	Top landing	Yes		Kitchen	No	Yes	
1	Kitchen	Yes	Heat				
-1	Landing	Yes					
Please list all rooms with a solid fuel burner that do not have a carbon monoxide alarm present							
				Tenant Present for Smoke Alarm Test			
				Tenant Signature for Smoke Alarm Test			

Listed above are the main items upon which the check-in / check-out has been conducted against. By signing this schedule of condition, I accept and agree to the above and allow for the final report, including this Schedule of Condition, to be used for the purposes of the complete delivery of this inspection / report to all relevant parties and for use in internal quality monitoring procedures by Emphasis Inventories Ltd under the requirements of the General Data Protection Regulation.

Tenant Name: _____ Signature: _____ Date: **03-Dec-21**
 Inventory Clerk: **Mark Sousa** Signature: Time: **14:00**

03 Dec 2021 13:57

Ref #1

Ref	Name	Condition
1.1	Type of Property	2 bedroom furnished property over 2 floors with: Terrace Rear garden En suite shower room Walk in dressing cupboard
1.2	Cleaning Standard	Property appears to have been professionally cleaned (receipt not seen) However various cleaning omissions present as detailed Some cleaning omissions to chrome ware Cleaning omissions to kitchen units & drawers and kitchen work surface Floors appear vacuumed only
1.3	Decorative Condition	In use decorative order Heavy usage visible to painted areas Heavy cracking and discolouration to skirting & woodwork Various chips and defects visible to skirting & woodwork as detailed Tiles generally clean and intact
1.4	Flooring	In use order Carpets appear to have been vacuumed only Noticeable shading and faded stains visible in places Furniture indentation marks present Aged and worn in places Tiles generally clean and intact

1. Schedule Of Condition (Cont.)

1.5	Windows	In overall good order Panes intact Glass not fully clean to interior Rain soiled to exterior Defects and chips visible to window sills as detailed Heavy chips visible to bedroom 2 reveal
1.6	Furnishings	In use order Some heavy usage visible to some items All mattresses heavily stained Stains visible to sofa and upholstered areas throughout Various defects to desks and tables with scratches visible throughout Usage throughout to furnishing items Fire labels as detailed
1.7	Fixtures / Fittings	As fitted In overall good order Usage visible to doors Not fully clean to kitchen units & drawers Not fully clean to some doors, work surfaces and tops of surface
1.8	Curtains / blinds	In use order Blemishes and discolouration visible throughout, heavier in places
1.9	Sanitary ware	In overall good order Generally clean Some cleaning omissions as detailed Shower screen not fully clean, however intact Flush working Hot water running / working Shower not tested
1.10	Kitchen Appliances	In overall good order Not fully clean to interior of dishwasher and extractor hood Gas hob ignition appears not working Usage visible to appliances throughout Defects as detailed Appliances tested for power where possible
1.11	Electric	As fitted In overall good order Bulbs out as detailed
1.12	Linen	n/a
1.13	CP12 Gas Certificate	Not seen
1.14	Telephone	Socket seen Not tested
1.15	Cable / Satellite	Socket seen Not tested
1.16	Main switches / fuses	Located in landing to top floor As fitted In good order Not tested

1. Schedule Of Condition (Cont.)

1.17	Boiler Location & Gauge Reading	Located in kitchen unit As fitted In good order Power visible Not tested Gauge reading not seen
1.18	Outside Areas	In overall good exterior order Weathering present
1.19	Tenant present	No

2. Manuals

Ref	Name	Description
2.1	Check In	Located in Reception black laminate side unit
2.2	Additional Photos	



Ref # 2.1

3. Keys

Ref	Name	Description
3.1	Check In	Keys to be given to tenant by agency
3.2	Additional Photos	



Ref # 3.2

4. Smoke Alarms

Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarms	Basement Landing	Alarm tested Alarm heard
4.1.1	-	Floor 1 Landing	Alarm tested Alarm heard
4.1.2	-	Floor 1 Kitchen (heat)	Alarm tested Alarm heard
4.2	Additional Photos		



5. Carbon Monoxide Alarms

Ref	Name	Location Room & Floor	Test Result
5.1	Carbon Monoxide Alarms	Floor 1 Kitchen	Alarm tested Alarm heard
5.2	Additional Photos		



Ref # 5.2

6. Meter Readings

Ref	Name	Description	Reading
6.1	Gas Meter	Located to right hand side exterior near cycle store Serial Number: 959234	11051.111
6.2	Electric Meter	Located in communal riser cupboard Serial Number: D10C04684	32939
6.3	Water Meter	Located in communal riser cupboard Serial Number: 10M046982	1099.24



Ref # 6.1



Ref # 6.1



Ref # 6.2

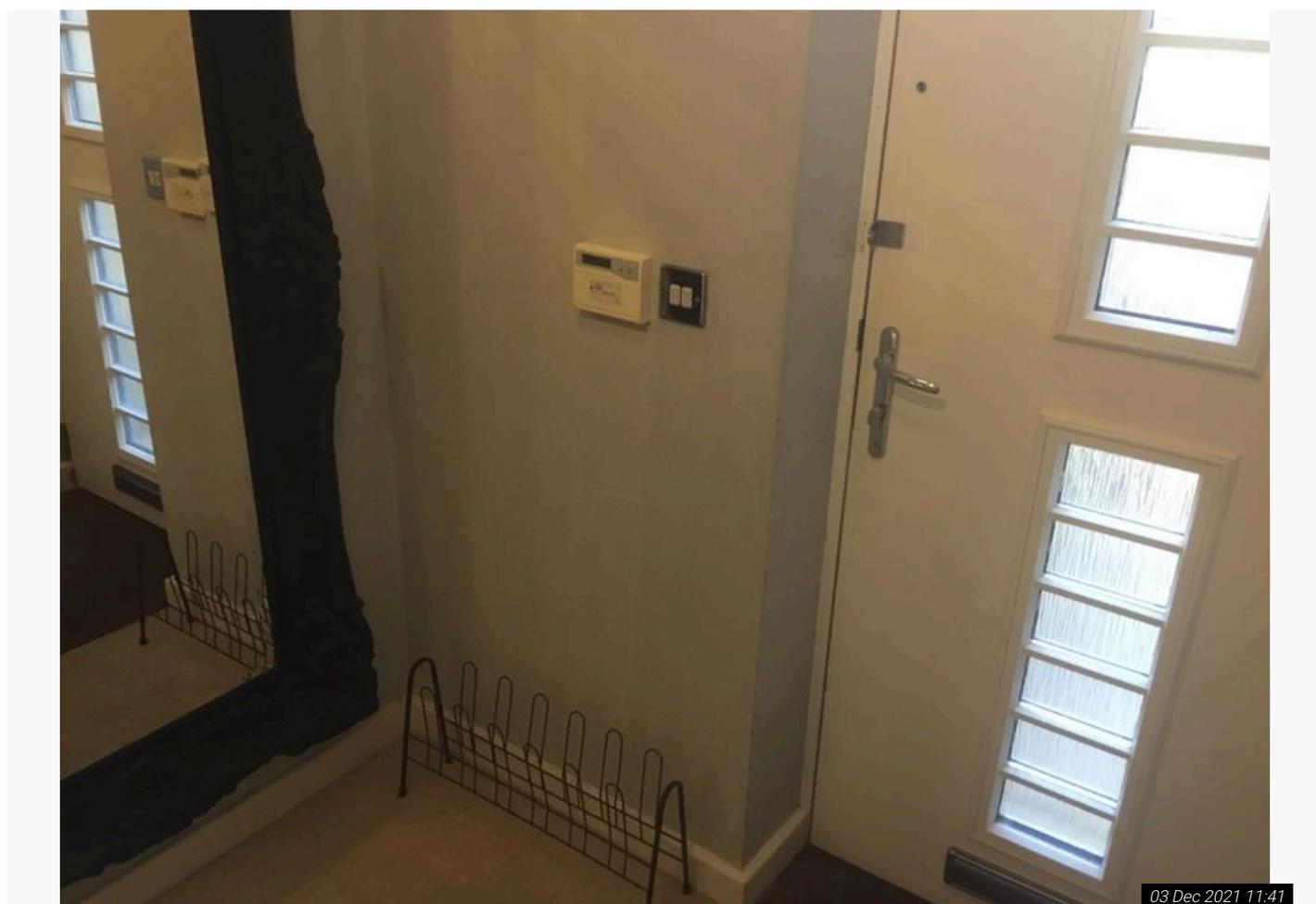


Ref # 6.2



Ref # 6.3

7. Entrance Hall With Stairs & Bottom Landing



Ref #7

Ref	Name	Description	Condition
7.1	Front Door Exterior	Grey painted panelled wooden door with: Clear glass transom panel 12 small opaque and clear glass panels Chrome numeral '32' Chrome lever handle with integrated 'Yale' lock fitting Chrome and glass spyhole Chrome letterbox Chrome draught excluder	In overall good order Some tarnishing visible to numerals Glass panels clean and intact Noticeable tarnishing and discolouration visible Noticeable usage to draught excluder and letterbox Angle wear and light chipping visible to lead edge Lever handle loose Hole / defect visible behind lever handle Discolouration visible in places Scuff marks and usage to low level
7.2	Front Door Interior	White painted panelled wooden door with: Reverse of 12 opaque glass panels Reverse of transom Chrome lever handle Chrome twist lock Chrome chain lock receiver (no chain lock fitted) Reverse of spyhole Reverse of letterbox	In overall good order Some usage and discolouration present No chain lock seen Noticeable chipping visible to lead edge mid to low level Glass panels clean and intact Transom not clean however intact
7.3	Ceiling	White painted	In good order
7.4	Lighting	1 large chrome ceiling mounted light fitting with: Globe glass shade	As fitted In good working order Glass clean and intact

7. Entrance Hall With Stairs & Bottom Landing (Cont.)

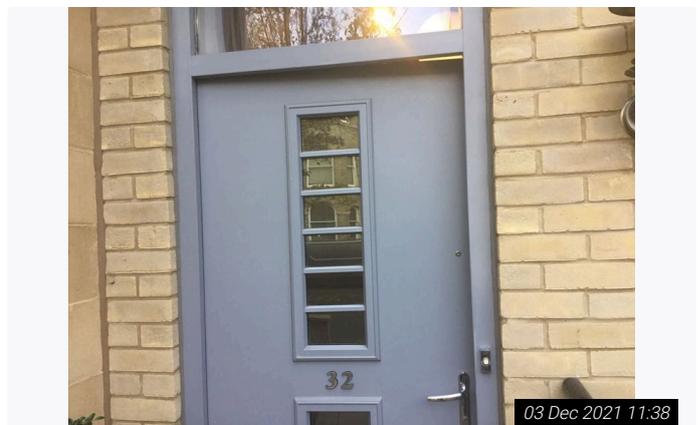
7.4.1	-	1 chrome wall mounted light fitting with: 3 spotlights	As fitted In good working order
7.4.2	-	4 skirting mounted chrome LED lights	As fitted In good working order
7.5	Walls	Grey painted	In use order Heavy discolouration, angle wear and angle chips visible opposite entry Heavy touched up paint marks present Heavy scuff marks and usage marks leading downstairs throughout Further usage, discolouration, scuff marks and wear to bottom floor area Touched up scuff marks visible forward right hand side near large mirror panel Heavy chipping visible left and right hand side on entry Touch up paint marks present
7.6	Skirting / Woodwork	White painted	In use order Heavy discolouration and usage visible throughout Cracking visible to joins and tops of skirting boards Some water type damage with cracking and paint flaking visible to bottom floor left hand side of built in cupboard Heavy chipping and discolouration visible in places Large discoloured visible left hand side on entry
7.6.1	-	Dark wooden handrails and bannister with: 3 chrome brackets	In good order Usage and shading present Sturdy and intact
7.7	Flooring	Part brown coir door mat	In use order Discoloured and worn However appears vacuumed
7.7.1	-	Cream fitted carpet	In use order Appears vacuumed only Noticeable discolouration visible throughout with heavier discolouration to steps
7.8	Sockets / Switches	Chrome and white plastic	As fitted In good order Not fully tested
7.9	Furnishings	1 large black wooden framed mirror panel	As fitted In good clean intact order
7.9.1	-	1 black wooden framed glass covered canvas painting / picture	As fitted In good clean intact order
7.9.2	-	Black metal rack	In use order

7. Entrance Hall With Stairs & Bottom Landing (Cont.)

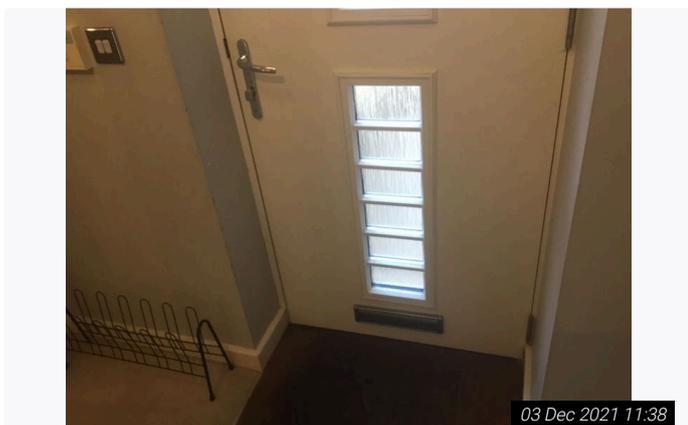
7.10	Cupboards	<p>Built in cupboard with: 2 off white painted flat wooden doors Chrome lever handle and reverse White painted interiors Continuation of cream fitted carpet flooring</p> <p>Contents include: -Large white and grey plastic 'Megaflo' hot water cylinder with associated water pumps and pipes -White plastic and metal 'Bosch' washer / dryer (model number: WVD24520GB/08) -1 large grey plastic laundry container -Various cleaning / household products</p>	<p>Exterior in good order Light shading and marks present Interior in storage order Heavy water damage / discolouration visible to carpet flooring Scattered angle wear and usage to walls, mostly visible right hand side on entry Contents as fitted In use order Washer / dryer not fully clean to interior of soap tray and door seal Power visible Not fully tested</p>
7.11	Miscellaneous	White plastic ceiling mounted smoke alarms	<p>As fitted In good order For alarm test results please see alarm table</p>
7.11.1	-	Off white plastic wall mounted digital alarm panel	<p>As fitted In good order Power not seen Not tested</p>
7.11.2	-	White plastic wall mounted motion sensor	<p>As fitted In good order Power not seen Not tested</p>
7.12	Additional Photos		



Ref # 7.12



Ref # 7.12

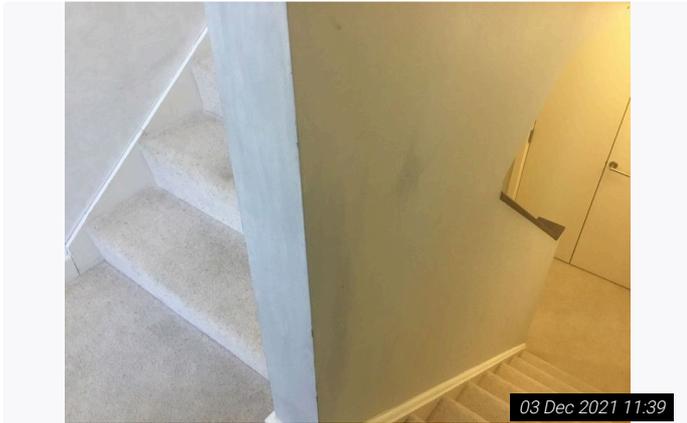


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7. Entrance Hall With Stairs & Bottom Landing (Cont.)



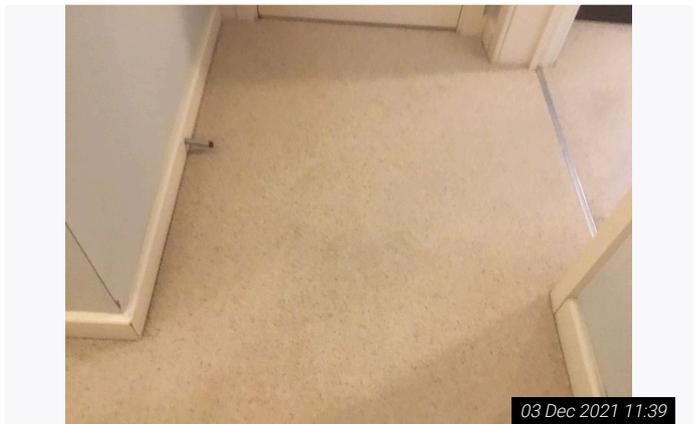
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7. Entrance Hall With Stairs & Bottom Landing (Cont.)



Ref # 7.12



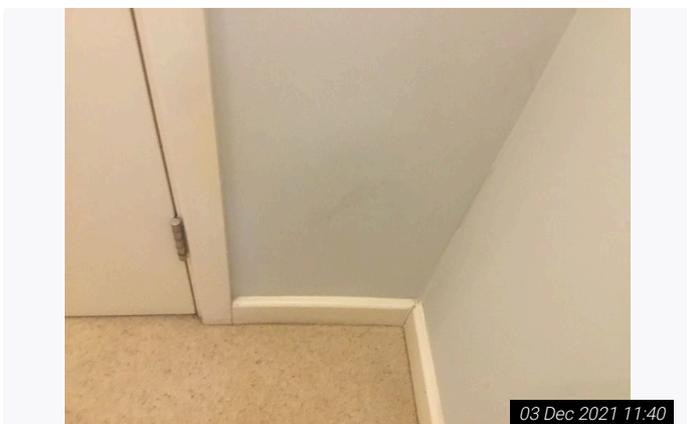
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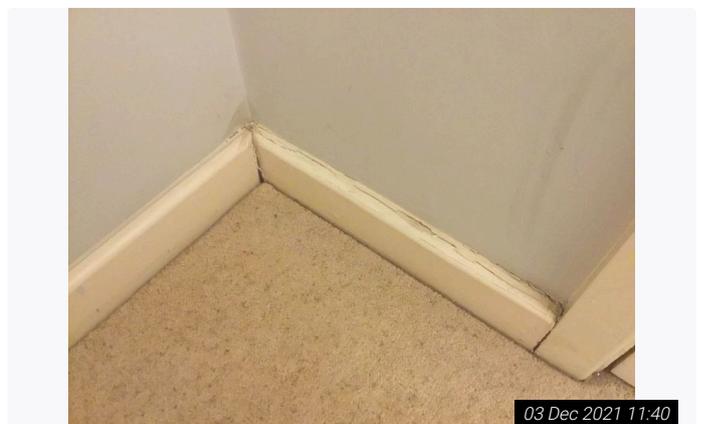
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Ref # 7.12

7. Entrance Hall With Stairs & Bottom Landing (Cont.)



Ref # 7.12



Ref # 7.12



Ref # 7.12



Ref # 7.12



Ref # 7.12



Ref # 7.12

8. Bedroom 1 (Bottom Floor)



Ref #8

Ref	Name	Description	Condition
8.1	Door	Off white painted flat wooden door with: Chrome lever handle and reverse	In overall good order However noticeable shading visible with scuff marks below lever handle interior Noticeable scuff marks, scratches and some heavy scuff marks to low level exterior Lever handles tarnished and slightly loose
8.2	Ceiling	White painted	In good order
8.3	Lighting	2 chrome ceiling mounted light fittings with: Clear plastic pendant decorative shades	As fitted In good working order Shades clean and intact
8.4	Walls	Part grey painted	In use order Scattered shading, drip type marks, scuff marks and usage visible throughout Some angle wear present More noticeable discolouration visible near terrace / balcony door Noticeable damage to bottom corner left hand side on entry Indentations visible behind some furnishing items
8.4.1	-	Part dark brown wallpaper	In good order

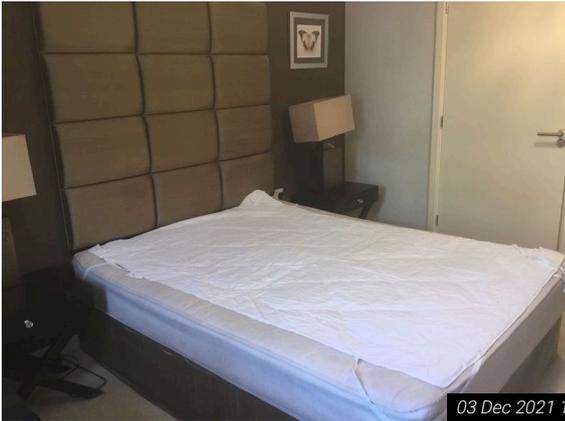
8. Bedroom 1 (Bottom Floor) (Cont.)

8.5	Skirting / Woodwork	Off white painted	In use order Heavy discolouration and usage visible to tops Angle wear visible throughout Cracking visible to joins and tops of skirting boards and to door frames
8.6	Flooring	Cream fitted carpet	In good use order Appears vacuumed only Shading, discolouration to main walkway areas Furniture indentations present Light scattered debris seen
8.7	Sockets / Switches	Chrome and white plastic	As fitted In good order Not fully tested
8.8	Windows / doors	Grey painted wooden framed double glazed terrace door with: White painted wooden sill Chrome 'Yale' lock fitting	In overall good order Panes intact Glass not clean to interior Rain soiled to exterior Noticeable scratches visible to window sill
8.8.1	-	1 grey painted wooden framed double glazed window unit with: Chrome lever handle White painted wooden sill	In overall good order Panes intact Glass mostly clean to interior Rain soiled to exterior Light usge to sill
8.9	Curtains / blinds	1 pair of floor level golden fabric curtains with: Off white fabric lining Chrome curtain track	In use order Blemishes and discolouration visible to lining Light blemishes visible to curtain edges Slightly aged in appearance Creased
8.10	Furnishings	Wall mounted large grey upholstered headboard	As fitted In good use order Noticeable stains, discolouration and usage present
8.10.1	-	Wall mounted large circular mirror panel	As fitted In good intact order Not clean with wipe marks and dust present
8.10.2	-	1 large white plastic / wooden lamp with: Cream circular shade	In good working order Shade with marks and defects
8.10.3	-	1 large black wooden dressing table with: 3 integrated pull out drawers Total of 6 clear plastic and chrome decorative pulls	In use order Noticeable white circular stains and usage visible to top Scratches and wear visible to top Dusty to top All finger pulls are loose and becoming detached Usage visible to interiors
8.10.4	-	1 cream fabric upholstered stool	In use order Stains visible to tops Fire label not seen
8.10.5	-	1 chrome and white plastic book shelf with: 4 shelves	In overall good order Slightly wobbly with usage present

8. Bedroom 1 (Bottom Floor) (Cont.)

8.10.6	-	1 large black metal desk with: Black glass top 4 metal legs	In use order Heavy scratches and wear to top surface throughout Residue to rear Worn throughout Glass intact
8.10.7	-	2 dark wooden bedside tables each with: 1 pull out Chrome and clear plastic decorative pulls	In use order Slightly wobbly Finger pulls loose Light chipping visible to edges of drawers Usage visible to interior
8.10.8	-	2 matching golden porcelain bedside table lamps with: Square fabric shades	In good use working order 1 has been glued together to top Aged in appearance
8.10.9	-	1 dark grey double divan bed with: Matching white mattress	In use order Wear visible to divan Heavy stains visible to mattress Mattress aged and worn Used throughout with ripping and fraying present Fire label seen to mattress
8.10.10	-	3 wall mounted chrome framed and glass covered canvas / pictures of butterflies	As fitted In good clean intact order
8.10.11	-	1 red decorative small vase	In good clean intact order
8.11	Linen	White fabric mattress protector	In use order Appears recently laundered However aged and creased
8.12	Cupboards / Wardrobes	1 built in walk in wardrobe with: Off white painted flat wooden door Chrome lever handle and reverse White painted interiors Off white painted skirting & woodwork Continuation of cream fitted carpet Contents include: -2 large off white wall mounted shelves with integrated chrome cloth hangers with matching supports -1 white laminate chest of drawers with 5 drawers, chrome D handles and grey interiors -1 large wall mounted mirror panel -2 white plastic hooks to interior door -1 white acrylic panel fitted to exterior of door	Exterior in overall good order Usage present with discolouration Cracking visible around door frame Interior in storage order Heavy scuff marks visible forward right hand side on entry Further marks visible left hand side on entry Heavy usage to low level with scuff marks and discolouration Skirting boards heavily discoloured with heavy cracking mostly to right hand side Flooring clean Vacuumed only Contents as fitted In use order Mirror panel clean and intact
8.13	Miscellaneous	White plastic wall mounted digital heating control display panel	As fitted In good order Power seen Not fully tested
8.14	Additional Photos		

8. Bedroom 1 (Bottom Floor) (Cont.)



Ref # 8.14

03 Dec 2021 11:48



Ref # 8.14

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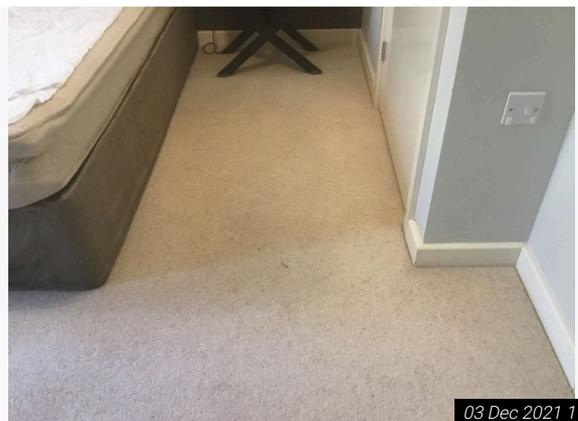
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8. Bedroom 1 (Bottom Floor) (Cont.)



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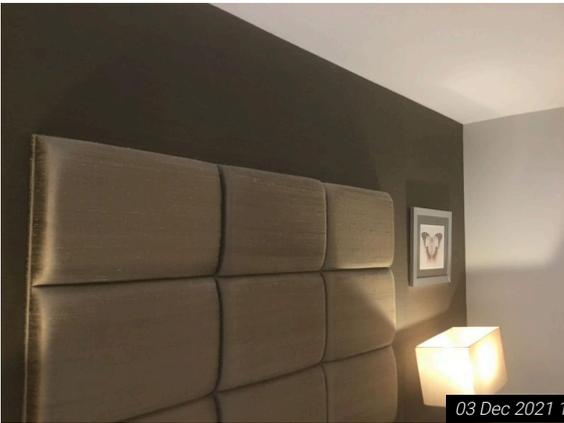
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8. Bedroom 1 (Bottom Floor) (Cont.)



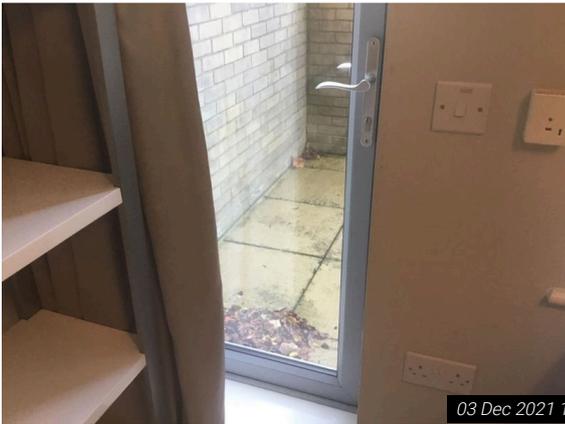
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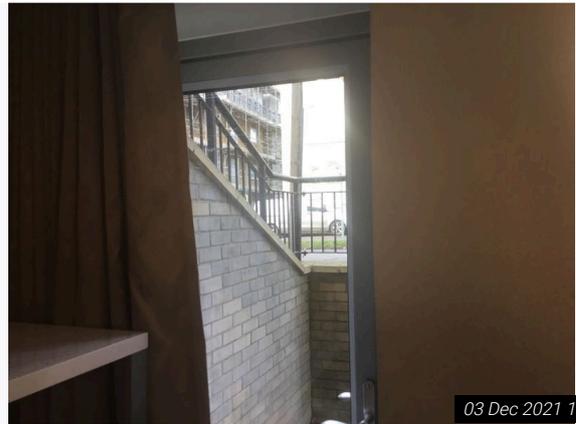
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8. Bedroom 1 (Bottom Floor) (Cont.)



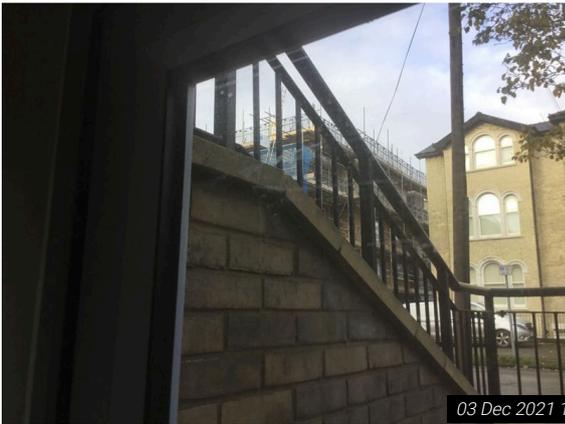
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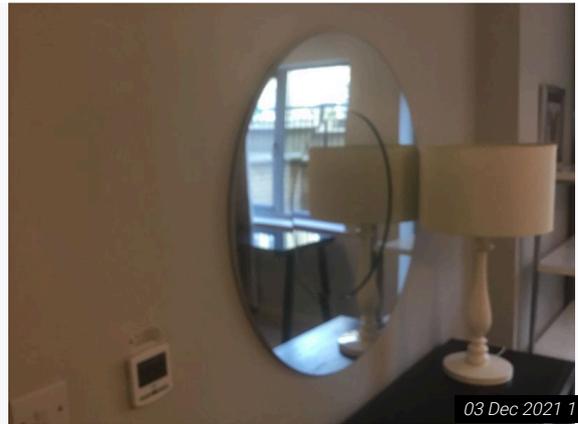
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8. Bedroom 1 (Bottom Floor) (Cont.)



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Ref # 8.14



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8. Bedroom 1 (Bottom Floor) (Cont.)



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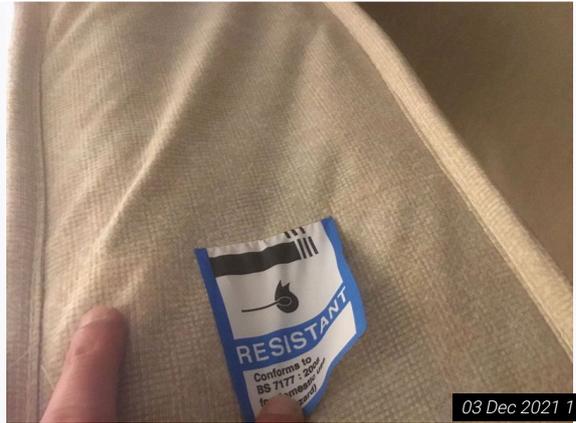
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8. Bedroom 1 (Bottom Floor) (Cont.)



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8. Bedroom 1 (Bottom Floor) (Cont.)



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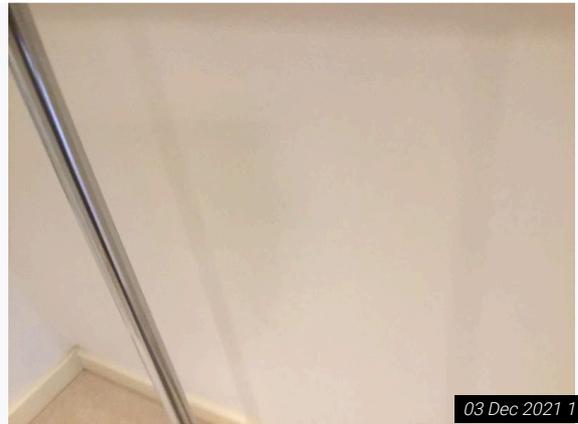
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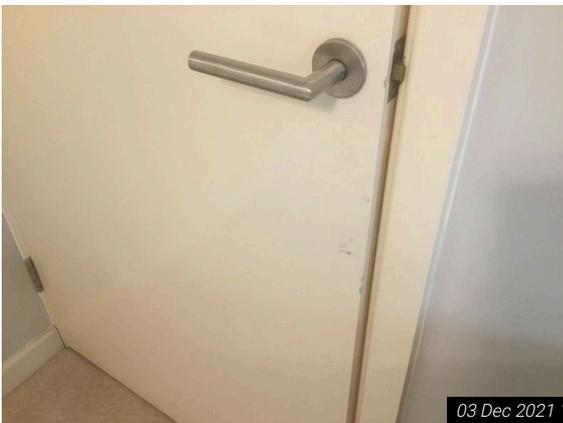
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9. En-suite Shower Room



Ref #9

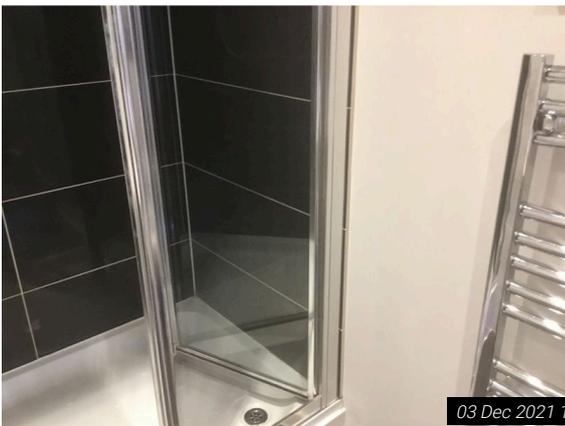
Ref	Name	Description	Condition
9.1	Door	Off white painted flat wooden door with: Chrome lever handle and reverse Chrome twist privacy lock to interior	In overall good order Not fully clean with drip type discoloured marks visible above lever handle interior 2 white plastic hooks fitted to interior Light scattered usage and shading present, mostly to low level hinge edge interior
9.2	Ceiling	White painted	In good order Some light defects present
9.3	Lighting	2 white plastic ceiling recessed spotlights	As fitted In good working order
9.3.1	-	1 chrome wall mounted light fitting with: Frosted glass cover	As fitted In good working order Glass clean and intact
9.4	Walls	Part white painted	In use order Discolouration and wear visible mid to low level mostly left on entry Some defects and scratch right hand side on entry at mid level Shading seen in present Some chipping visible behind heated towel rail

9. En-suite Shower Room (Cont.)

9.4.1	-	Part white ceramic tiled	In good clean intact order
9.4.2	-	Part black ceramic tiled	In use order Mostly clean with scaling visible to shower cubicle throughout
9.5	Skirting / Woodwork	Off white painted	In use order Noticeable cracking visible around frames and skirting boards throughout Wood knots appearing Discolouration and wear present Some heavy cracking visible in places
9.6	Flooring	Dark wood effect Amtico flooring	In good clean intact order Some light white shading visible to edges
9.7	Heating	Wall mounted chrome heated towel rail	As fitted In good order Complete Not tested
9.8	Sockets / Switches	White plastic shavers only	As fitted In good order Slightly loose Not fully tested
9.9	WC	White porcelain WC with: Concealed cistern Chrome dual flush White plastic seat and lid	In overall good order Flush mechanism not fully clean with wipe marks seen Seat and lid loose Flush working
9.10	Sink	Large white porcelain sink with: Chrome waste Chrome plug Chrome mixer tap	In overall good order Not fully clean to chrome ware with water marks Some light scattered debris present Hot water running / working
9.11	Shower	White acrylic shower tray with: Chrome waste Chrome wall mounted shower dials with integrated shower hose and shower head Chrome wall mounted sliding shower rail with chrome and plastic soap tray Chrome framed clear glass shower screen	In overall good intact order Some water marks present Scaling seen to shower head Shower screen not fully clean with scaling present Shower not tested
9.12	Furnishings	Chrome WC brush and holder	In use order
9.12.1	-	Chrome freestanding WC roll holder with: Integrated WC holders	In use order
9.12.2	-	Clear plastic bin	In good use order
9.12.3	-	Chrome freestanding 3-tier shower tidy	In overall good order
9.12.4	-	1 blue and white plastic shower screen squeegee	In good order

9. En-suite Shower Room (Cont.)

9.12.5	-	Chrome and frosted glass wall mounted shelves on 2 brackets each	As fitted In good use order Not fully clean with scaling discolouration Slightly sloping
9.12.6	-	Large wall mounted black painted wooden framed painting / canvas	As fitted In good clean intact order
9.13	Miscellaneous	White plastic ceiling mounted extractor vent	As fitted In good order Power seen / heard Not fully tested
9.14	Additional Photos		



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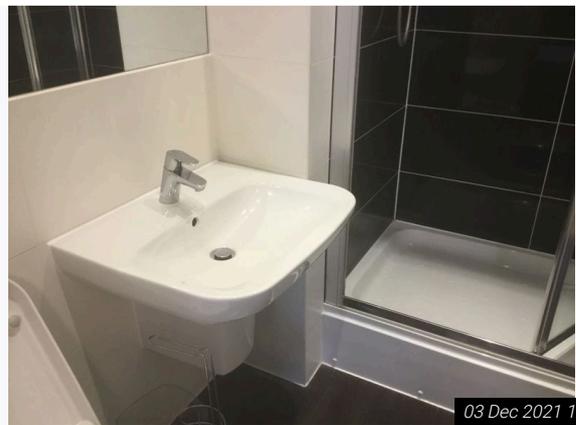
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9. En-suite Shower Room (Cont.)



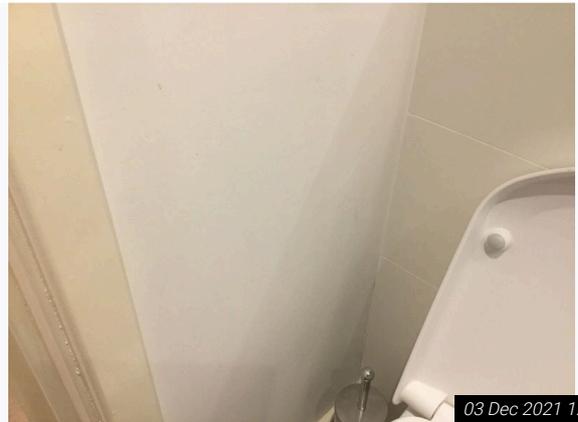
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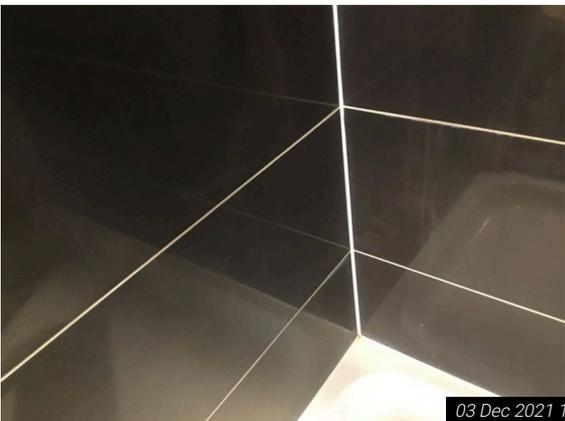
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9. En-suite Shower Room (Cont.)



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9. En-suite Shower Room (Cont.)



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9. En-suite Shower Room (Cont.)



Ref # 9.14



Ref # 9.14

10. Terrace



Ref #10

Ref	Name	Description	Condition
10.1	Walls / Fence	Part bare brick	In exterior order Weathering discolouration present, mostly to tops
10.1.1	-	Part black metal railing	In overall exterior order Some light marks present
10.2	Flooring	Large concrete paving slabs	In exterior order Weathering and discolouration with green discolouration present Some heavy leaf debris visible to corners
10.3	Contents	Chrome and glass exterior wall mounted light fitting	As fitted In good use exterior order Not tested
10.4	Additional photos		

10. Terrace (Cont.)



Ref # 10.4

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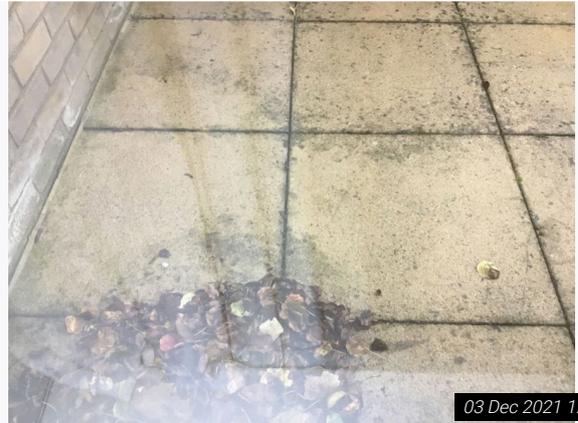
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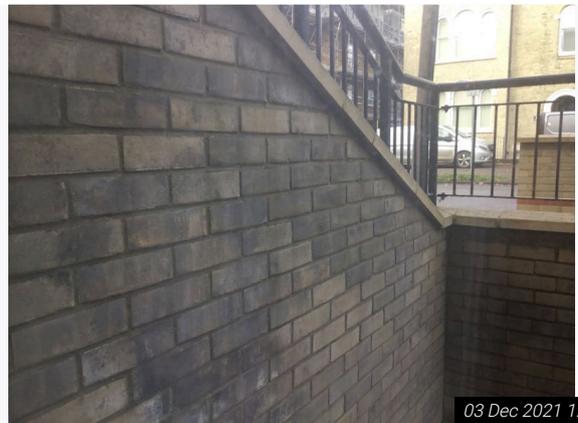
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11. Stairs & Top Landing



Ref #11

Ref	Name	Description	Condition
11.1	Ceiling	White painted	In overall good order Settlement cracks visible Over painted defects and indentations present Light spot marks and shading visible on approach to reception / kitchen
11.2	Lighting	2 chrome ceiling mounted light fittings each with: 3 spotlights	As fitted In good working order 1 bulb out
11.2.1	-	3 skirting mounted chrome LED lights	As fitted In good working order
11.3	Walls	Part grey painted	In use order Heavy shading, discolouration, scuffing and wear Heavy angle wear present leading upstairs right hand side
11.3.1	-	Part decorative grey wallpaper	In overall good order Scattered usage present, mostly visible to edges and angles mid to low level Light joins visible to corners at low level

11. Stairs & Top Landing (Cont.)

11.4	Skirting / Woodwork	Off white painted	In use order Heavy, angle wear, discolouration, usage and wear throughout Chips visible leading upstairs Heavy angle wear and some chips visible to corners Chipping and cracking visible to door frames Cracking visible to joins and tops of skirting boards Aged throughout
11.5	Flooring	Beige fitted carpet	In good use order Appears vacuumed only Noticeable shading to main walkway areas Possible staining visible to central area of landing between entrance and doors Heavily shaded
11.6	Sockets / Switches	Chrome and white plastic	As fitted In use order Some residue visible to some chrome sections Some sticky marks visible to bottom of 1 unit near bathroom Not fully tested
11.7	Cupboards	1 built in cupboard with: Off white painted flat wooden door Chrome lever handle and reverse Grey / white painted interiors Continuation of cream fabric carpet Contents include: -White plastic wall mounted fuse box -2 white plastic hooks fitted to walls -1 white plastic alarm box with flap -Off white plastic 'UH3' panel with cables and pipes -1 grey / black plastic shelving unit with 2 shelves (missing top shelf) -1 grey plastic bucket -Grey plastic dustpan and brush -Blue plastic broom -1 red and grey plastic vacuum cleaner with associated accessories -Grey metal clothes hanger -Grey metal ironing board with blue and white check patterned cover -White and blue plastic iron -1 red plastic mop	Exterior in overall good order Some white marks visible above lever handle Some scratches to low level lead edge Scattered marks present Interior in overall good storage order 2 hooks fitted to interior of door Over painted defects and indentations to door Scattered usage visible to walls with scuff marks and scratches present Floor clean Vacuumed only Contents as fitted In use order Mop is new Heavy burn mark visible to ironing board cover Electrical items power seen Not tested
11.8	Miscellaneous	White plastic wall mounted door bell chime	As fitted In good working order
11.8.1	-	White plastic wall mounted digital heating control display panel	As fitted In good order Power seen Not tested
11.8.2	-	Ceiling mounted white plastic smoke alarm	As fitted In good order For results please refer to alarm table

11. Stairs & Top Landing (Cont.)

11.8.3	-	Skirting mounted chrome and black rubber doorstop	As fitted In use order Loose and bent
11.9	Additional photos		



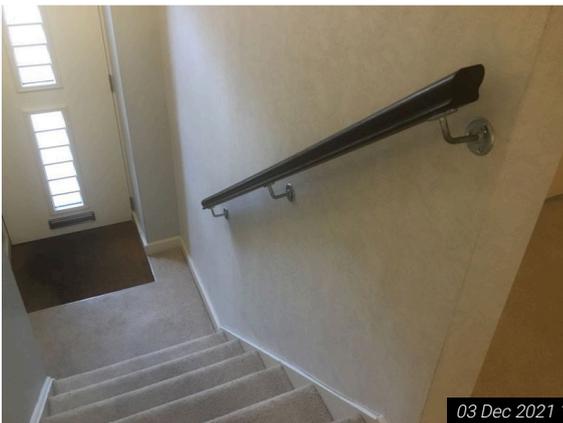
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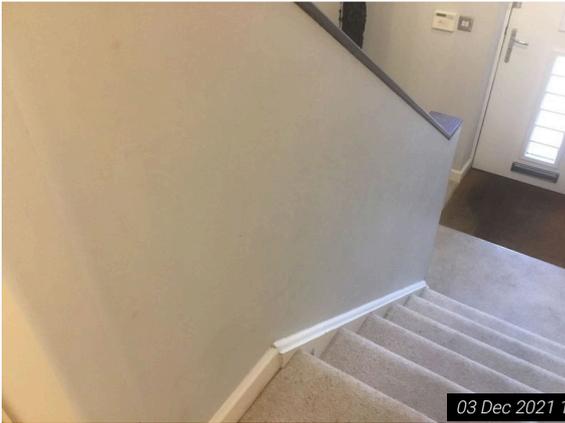
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11. Stairs & Top Landing (Cont.)



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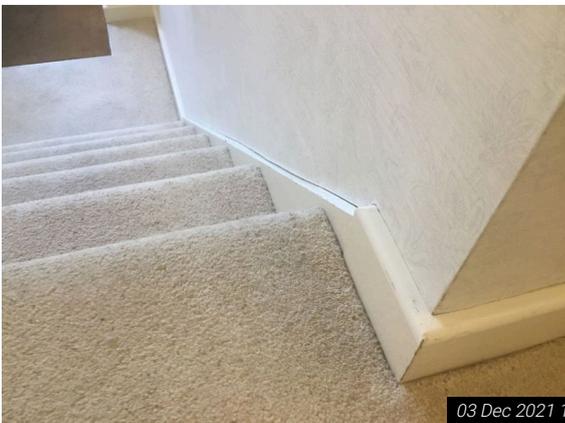
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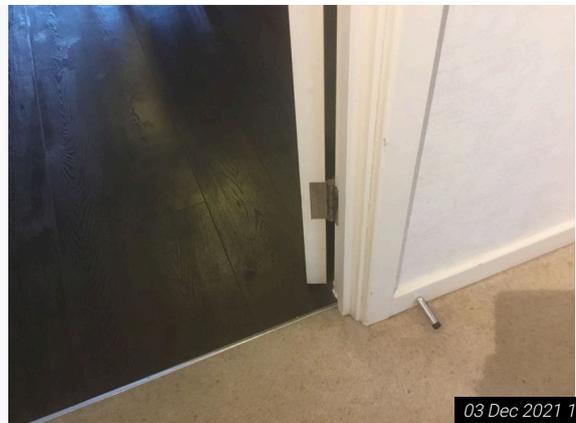
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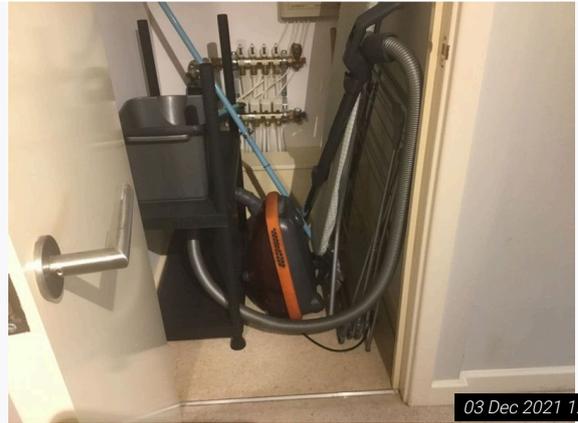
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11. Stairs & Top Landing (Cont.)



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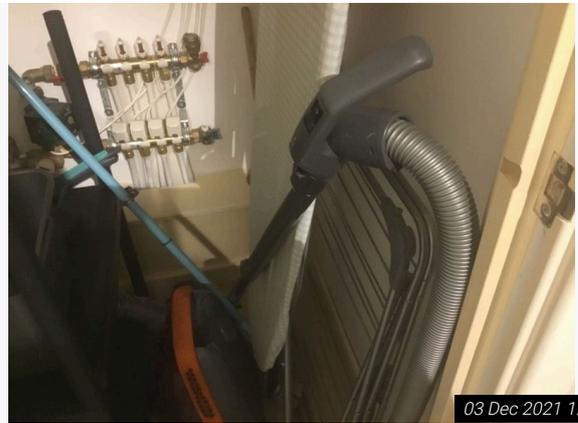
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11. Stairs & Top Landing (Cont.)



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Ref # 11.9



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Ref # 11.9



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Ref # 11.9

12. Bedroom 2



Ref #12

Ref	Name	Description	Condition
12.1	Door	Off white painted flat wooden door with: Chrome lever handle and reverse	In use order Chipping visible to exterior hinge edge mid level 2 hooks to interior Discolouration shading around lever handle interior Some usage to low level Chip visible to lead edge mid level interior
12.2	Ceiling	White painted	In good order Some shading visible to edges Some scuff marks to left hand side to the corner
12.3	Lighting	Ceiling mounted chrome and frosted glass light fitting with: 4 lights and frosted covers	As fitted In good working order 1 bulb out Dusty with cobwebs

12. Bedroom 2 (Cont.)

12.4	Walls	Part white painted	In use order Shading, wear, scuffs and discolouration visible mid to low level throughout, mostly to right hand side on entry 2 heavy / large chips to window reveal far right hand side Discolouration and mildew spotting visible to low level of reveals in places Several scuff marks visible opposite entry with some drip type marks present
12.4.1	-	Part dark brown and red floral patterned wallpaper	In good clean order
12.5	Skirting / Woodwork	Off white painted	In use order Discoloured and worn with cracking present Noticeable use to low level door frame
12.6	Flooring	Cream fitted carpet	In good use order Appears vacuumed only Shading seen to main walkway areas, mostly forward on entry Furniture indentations present Not fully inspected below large items of furniture
12.7	Sockets / Switches	Chrome and white plastic	As fitted In good order Not fully tested
12.8	Windows / doors	Large grey painted wooden framed double glazed window unit with: White painted wooden sill 3 chrome lever handles and key locks (no keys)	In overall good order Panes intact Glass mostly clean to interior Rain soiled to exterior Some defects, scuff marks and scratches visible to sill Heavy chipping to reveals with mildew to reveal
12.9	Curtains / blinds	1 pair of floor length off white silk curtains with: White fabric lining Chrome curtain track	In good order Minimal usage present Mostly clean and unmarked with light blemishes present
12.10	Furnishings	Large white laminate freestanding wardrobe with: 3 doors 3 chrome D handles Matching white laminate interiors Contents include: -4 white laminate shelves -1 chrome clothes hanging rail	Exterior in overall good order Usage present with scuff marks to middle door Scratches visible Indentation to left hand side door Interior in overall good storage order Scattered usage and wear present Contents in use order
12.10.1	-	Matching white laminate desk with: 3 integrated pull out drawers	In use order Not clean Various chips visible to top surface Discoloured marks and residue seen to top surface Some usage and residue visible to interior of drawer

12. Bedroom 2 (Cont.)

12.10.2	-	Set of clear glass and white wooden nesting drawer unit with: 4 white wooden drawers	In overall good order Chip visible to top left hand side drawer Light scattered usage visible to interior Glass clean and intact
12.10.3	-	1 white metal plastic / wooden tall bedside table lamp with: Cream fabric circular shade	In good working order Shading clean and intact
12.10.4	-	Upholstered black fabric and chrome desk chair with: Fabric backrest Upholstered seat 4 black metal wheels Black plastic armrests	In use order Discolouration and debris visible to tops Scratches to armrests Fire label not seen
12.10.5	-	1 clear plastic oval chair with matching feet	In use order Discoloured and worn Intact Usage present
12.10.6	-	1 light wood and white laminate bunk bed with: Steps 2 mattresses 2 mattress protectors / covers	In use order Noticeable discolouration visible to steps Mattresses with heavy urine type staining visible throughout Mattress cover / protectors clean and unmarked Fire labels seen to mattresses
12.10.7	-	Grey metal wall mounted decorative fixture	As fitted In use order
12.11	Miscellaneous	Black plastic internet router	As fitted In good order Power not seen Not tested
12.11.1	-	White plastic wall mounted digital heating control display panel	As fitted In good order Power seen Not tested
12.12	Additional Photos		



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12. Bedroom 2 (Cont.)



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12. Bedroom 2 (Cont.)



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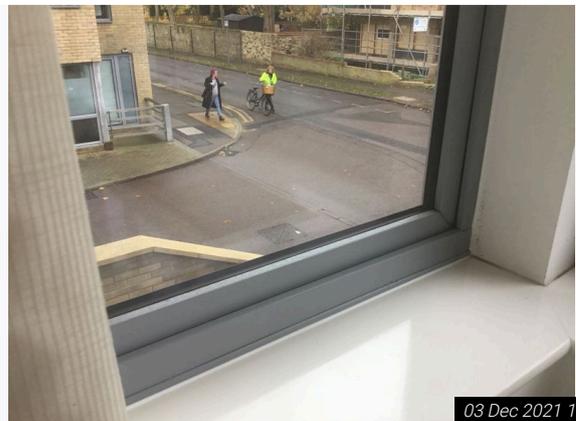
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12. Bedroom 2 (Cont.)



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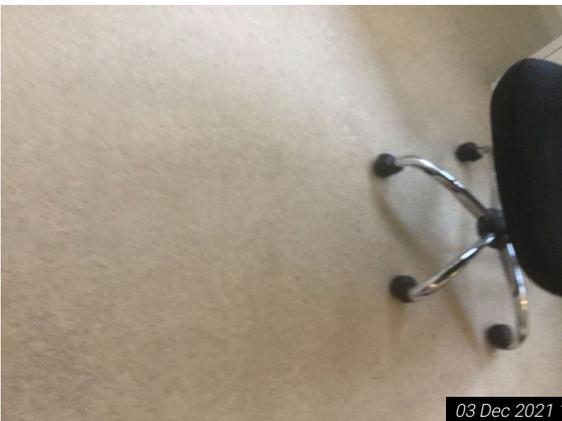
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12. Bedroom 2 (Cont.)



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12. Bedroom 2 (Cont.)



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12. Bedroom 2 (Cont.)



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12. Bedroom 2 (Cont.)



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Ref # 12.12

13. Bathroom



Ref #13

Ref	Name	Description	Condition
13.1	Door	Off white painted flat wooden door with: Chrome lever handle and reverse Chrome twist privacy lock to interior	In overall good use order Not clean to interior with noticeable discoloured marks present Angle wear visible to low level interior and exterior Water expansion and chipping visible to bottom edge interior 3 pink plastic and chrome hooks fitted to interior Tarnishing to lever handles Usage to low levels
13.2	Ceiling	White painted	In good order
13.3	Lighting	3 ceiling recessed spotlights	As fitted In good working order
13.3.1	-	Chrome and frosted glass wall mounted light fitting	As fitted In good working order Shades intact Slightly askew

13. Bathroom (Cont.)

13.4	Walls	Part white painted / off white painted	In use order Noticeable scuff marks visible left hand side at mid to chest level Screw pops visible left hand side on entry Some light damage and scuffs visible to bottom forward left on entry by bath tub Further usage and discolouration right hand side on entry
13.4.1	-	Part white ceramic tiled	In good clean intact order
13.4.2	-	Part cream ceramic tiled	In good clean intact order
13.5	Skirting / Woodwork	Off white painted	In use order Wood knots appearing throughout Cracking visible around frames and to joins skirting boards
13.6	Flooring	Dark wood effect Amtico flooring	In good clean intact order Some light usage present
13.7	Heating	Wall mounted chrome heated towel rail on 4 brackets and screw caps	As fitted In good order Dusty and not clean Complete Not tested
13.8	Socket / Switches	White plastic shavers only	As fitted In good order Not tested
13.9	WC	White porcelain WC with: Concealed cistern Chrome dual flush White plastic seat and lid	In overall good order Flush mechanism not fully clean Usage present Otherwise clean Flush working
13.10	Sink	White porcelain sink with: Chrome waste Chrome plug Chrome mixer tap	In overall good clean order Some water marks and tarnishing to chrome ware Hot water running / working
13.11	Bath	White acrylic bath tub with: White laminate side panel Chrome waste Chrome plug Chrome mixer tap with integrated shower hose small shower head and chrome bracket Chrome wall mounted shower tidy Chrome framed clear glass shower screen	In overall good order Tarnishing visible to chrome ware Some staining and marks visible to shower screen Hot water running / working Shower not tested
13.12	Furnishings	White wicker effect WC roll holder	In use order
13.12.1	-	Wall mounted chrome WC roll holder	As fitted In good order Loose
13.12.2	-	Large wall mounted mirror panel	As fitted In good clean intact order

13. Bathroom (Cont.)

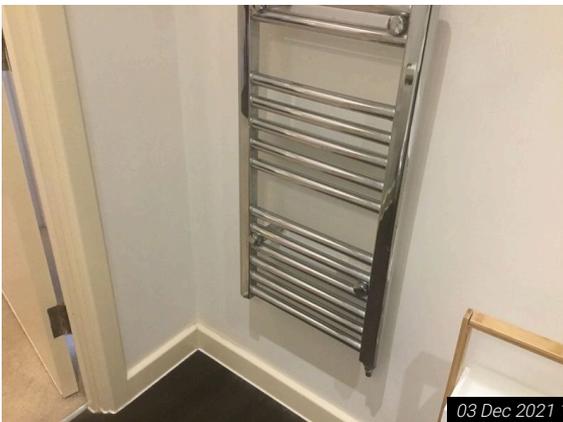
13.12.3	-	2 wall mounted chrome and frosted glass shelves	As fitted In good intact order Discoloured Appear ill fitted
13.12.4	-	Wall mounted black painted wooden framed canvas / print	As fitted In good clean intact order
13.12.5	-	White wooden and medium wooden freestanding tidy with: 3 white wooden compartments	In overall good order Becoming loose to top Usage to interior
13.12.6	-	Clear plastic bin	In use order
13.12.7	-	Part black ceramic tiled	In use order Mostly clean with scaling visible to shower cubicle throughout
13.13	Miscellaneous	White plastic ceiling mounted extractor vent	As fitted In good order Power seen / heard Not fully tested
13.14	Additional Photos		



Ref # 13.14



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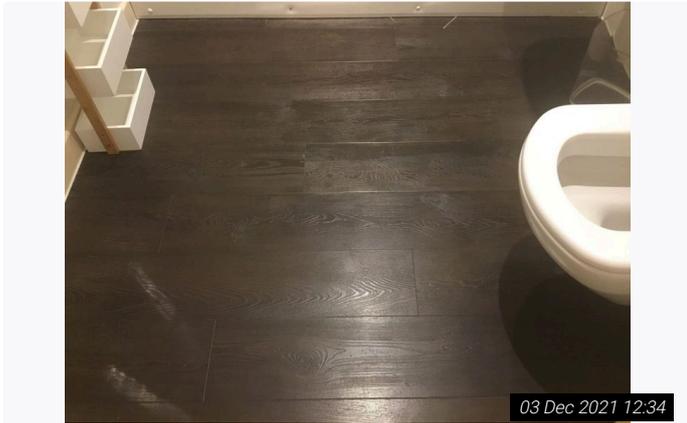


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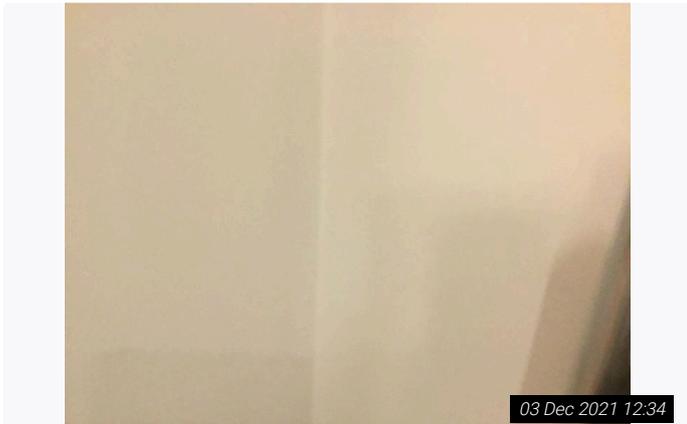
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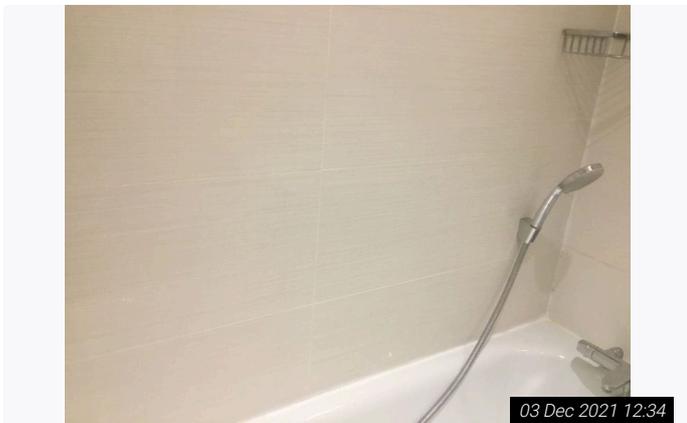
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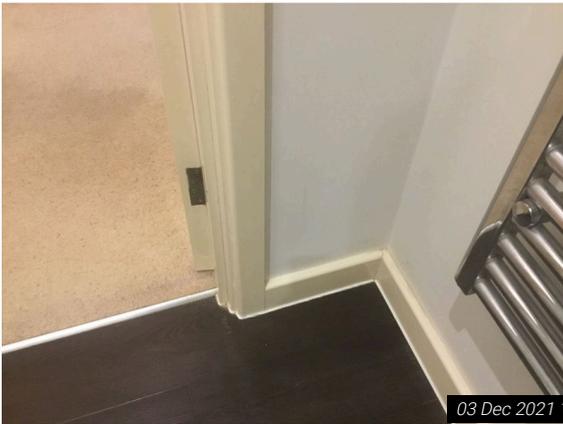
13. Bathroom (Cont.)



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13. Bathroom (Cont.)



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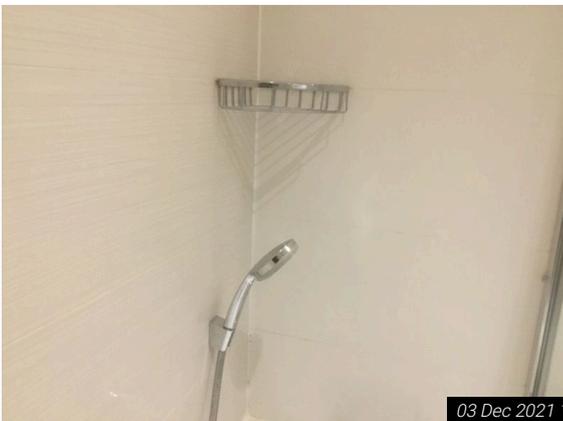
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13. Bathroom (Cont.)



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Ref # 13.14

14. Reception With Open Plan Kitchen



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Ref #14

Ref	Name	Description	Condition
14.1	Door	2 off white painted flat wooden doors with: 1 chrome lever handle and reverse	In overall good order Some scattered usage visible to lead edge by lever handle Tiny chip seen to edge right hand side door Shading to low levels and by lever handle Some sticky residue to high level right hand side door Some angle chipping above lever handle
14.2	Ceiling	White painted	In use order Heavy settlement cracks visible opposite entry Chipping and screw pops throughout opposite entry Cracking to edges in places Shaded scuff marks visible in places
14.3	Lighting	4 white plastic ceiling recessed LED spotlights	As fitted In good working order
14.3.1	-	6 kitchen unit mounted spotlights	As fitted In good working order

14. Reception With Open Plan Kitchen (Cont.)

14.3.2	-	3 chrome ceiling mounted light fittings with: Black fabric shades	As fitted In good working order Shades intact However shades dusty and not fully clean
14.4	Walls	Part brown and off white striped wallpaper	In overall good order Cracking visible to edges Cracks visible around large furniture items
14.4.1	-	Part off white wallpaper	In overall good order Some light shading Joins visible in places
14.4.2	-	Part brown wallpaper	In overall good order Marks visible above wall mounted shelves Scattered usage present, however light
14.5	Skirting / Woodwork	Off white painted	In use order Discoloured to tops Cracking visible Angle wear visible Aged in appearance Heavy visible in places to skirting boards Not fully inspected behind large items of furniture
14.6	Flooring	Dark wood effect Amtico flooring	In overall good order Not fully clean, mostly to kitchen area with discoloured marks and shading present near kitchen units & drawers Scattered dust and debris present Some surface wear visible in places with shading visible in places Not fully inspected below large items of furniture
14.7	Sockets / Switches	Chrome and white plastic	As fitted In good order Stickers fitted around some kitchen sockets / switches Not fully tested
14.8	Windows / doors	Range of grey painted wooden framed double glazed window units and garden / terrace doors with: Total of 4 large chrome lever handles and with integrated 'Yale' lock fittings and reverse (no key seen) 1 small chrome lever handle with integrated button (no key seen) 3 white painted wooden sills	In overall good order Panes intact Glass mostly clean to interior Mostly clean to exterior Heavy defects and chipping visible to far left hand side garden door sill Further usage to other sills with scratches and light chips
14.9	Curtains / blinds	2 pairs of just above floor length cream silk fabric curtains with: Off white fabric lining Chrome curtain poles with matching brackets, finials and rings	In use order Blemishes visible Some fading to lining Used and aged in appearance
14.9.1	-	1 set of off white fabric roller blind with: Chrome bobble cord	In good clean intact order Some bending visible to low level Cleat fitted to wall at 145 cm above floor level

14. Reception With Open Plan Kitchen (Cont.)

14.10	Kitchen Units & Drawers	Range of high and low level kitchen units & drawers with: Dark wood effect doors and drawers Chrome / grey laminate frames Grey laminate interiors	In overall use order Not clean to exterior with white shaded marks present Scuff marks present Usage visible to interiors Not fully clean to interior of drawers with dust and debris visible in places, mostly beneath cutlery divider
14.10.1	-	Range of high level white gloss laminate units with: Matching interiors	In overall good order Not fully clean with white marks and discolouration present Slightly greasy in places
14.11	Contents to Kitchen Units & Drawers	6 assorted coffee mugs 9 assorted porcelain cereal bowls 11 assorted dinner plates 16 assorted side plates Large crystal fruit bowl with wooden cover / wooden bowl 2 egg holders Assorted cleaning and household products 2 kitchen towels Cutlery divider 18 soup spoons 11 teaspoons 4 long teaspoons 1 tea strainer 2 chrome and black plastic spatulas 1 wooden spatula 1 tin opener 1 potato peeler 1 ice holder / ice tongs 1 further potato peeler Large wooden chopping board Grey enamel drip tray 1 white porcelain container with various wooden spoons and knives 1 light wood knife holder with 5 wooden handled knives 1 large 'DeLonghi' 4 slice toaster (model number not seen) 1 grey plastic 'DeLonghi' kettle (model number not seen) 2 frosted assorted containers 1 large wok 1 stainless steel water strainer / sieve 1 large Pyrex bowl and lid 3 assorted frying pans 3 assorted saucepans 3 assorted lids	In use order Not fully clean to some items Cracking visible to 1 side plate
14.12	Work surface	Mottled brown granite worktop	In use order Not fully clean Noticeable white ring stains visible above fridge / freezer Some greasy residue and marks visible around sink Usage present
14.13	Sink	Stainless steel sink with: Stainless steel waste Stainless steel sieve plug Chrome mixer tap	In overall good order Mostly clean, however, water marks present Hot water running / working

14. Reception With Open Plan Kitchen (Cont.)

14.14	Furnishings / Appliances	1 integrated under counter 'Bosch' fridge (model number: KUR15A40GB/04 with: 3 clear glass shelves with white plastic trims and lid for salad crisper 1 white plastic salad crisper 4 white plastic door shelves, 1 with clear plastic cover and 1 with chrome trim Interior light	In overall good clean order Milk left to interior Power visible Interior light working Not fully tested
14.14.1	-	1 integrated 'Indesit' under count freezer (model number not seen) with: 3 frosted plastic freezer drawers	In overall good clean order Power visible Not fully tested
14.14.2	-	1 integrated / built in 'Bosch' full size dishwasher (model number SGV53E330GB) with: 2 white metal pull out drawers 1 grey plastic cutlery holder	In overall good order Not clean to surround of interior door Some usage present Power visible Not fully tested
14.14.3	-	1 integrated pull out unbranded extractor hood (model number not seen) with: Integrated light Removable filter	In use order Filter / filter cover appears not fully clean and greasy to touch Power visible Light working Not fully tested
14.14.4	-	1 stainless steel and black metal 'Bosch' gas hob (model number not seen) with: 4 burners 2 trivets 4 grey plastic knobs	In overall good clean order Usage and wear present Gas flowing Ignition not working Not fully tested
14.14.5	-	1 integrated stainless steel 'Bosch' microwave (model number: HMT84M651B)	In good clean intact order Power visible Interior light working Not fully tested
14.14.6	-	1 stainless steel and black glass fronted 'Bosch' oven (model number: unable to see as rubbed off) with: Interior light 1 chrome slatted pull out tray 1 grey / black enamel drip tray with integrated rack	In good clean intact order Power visible Interior light working Not fully tested
14.14.7	-	1 'Igos' integrated boiler	As fitted In good order Power seen Not fully tested Gauge reading not seen

14. Reception With Open Plan Kitchen (Cont.)

14.14.8	-	<p>Large black laminate side unit with: 2 matching doors Matching interiors</p> <p>Contents include: 2 internal glass shelves Manuals Various table clothes and assorted items 2 chrome and glass candle holder 1 large porcelain candle holder 1 red decorative glass paper weight 1 clear glass paper weight</p>	In use order
14.14.9	-	1 brass fruit bowl	In good order
14.14.10	-	2 large wall mounted wooden framed mirror panels	As fitted In good intact order Left hand side mirror not fully clean
14.14.11	-	1 large black laminate dining table on matching stand / leg	In use order Heavy chipping to bottom edge Heavy scratches visible to top surface Not fully clean
14.14.12	-	5 red upholstered dining chairs on black wooden legs	In overall good order Light scattered usage present, mostly to edges 1 chair with black stains / burn marks present Usage visible to seats Fire label not seen
14.14.13	-	1 large black gloss laminate TV unit with: 2 doors Integrated shelf	In use order Scratches and wear present
14.14.14	-	1 large 'Samsung' flat screen TV on chrome stand (model number not seen) and associated remote	In good order Power seen Not fully tested
14.14.15	-	1 large grey striped lounge with: 2 matching cushions	In use order Stained, discoloured and worn Fire label not seen
14.14.16	-	1 large white fabric 3 seater sofa on 4 chrome legs with: Matching armrests, seat rest and backrest	In use order Staining visible to central area Worn and discoloured Aged in appearance Fire label not seen
14.14.17	-	6 assorted scatter cushions	In overall good order Some usage and marks present
14.14.18	-	2 stainless steel / chrome framed side tables with: Marble tops	In overall good order Natural defects present Sturdy Clean

14. Reception With Open Plan Kitchen (Cont.)

14.14.19	-	2 chrome tripod legged table lamps with: Grey fabric shades	In good use order Left hand unit working Right hand unit is broken and currently cannot be used Red do not test sticker seen
14.14.20	-	1 black metal framed tall freestanding floor lamp with: Black fabric shade	In good working order Shade clean and intact
14.14.21	-	1 grey and white patterned large upholstered stool	In use order Not clean with dust and debris present Aged and worn Fire label not seen
14.14.22	-	1 large wall mounted black framed flower canvas	As fitted In overall good order Appears ill fitted
14.14.23	-	1 wall mounted black wooden framed and glass canvas painting	As fitted In good clean intact order Aged in appearance
14.14.24	-	3 wall mounted white laminate shelves	As fitted In overall good use order Loose and worn
14.14.25	-	1 chrome and off white large pedal bin and matching lid	In use order Not fully clean with discolouration Some dust seen to interior
14.14.26	-	1 large wall mounted chrome and plastic clock	As fitted In overall good working order
14.14.27	-	2 red glass decorative vases	In good clean intact order
14.14.28	-	2 large wooden circular vases	In use order
14.14.29	-	Large off white medium pile rug	In overall good clean intact order Appears recently cleaned Minimal shading visible in places
14.15	Miscellaneous	Ceiling mounted white plastic heat alarm	As fitted In good order For results please refer to alarm table
14.15.1	-	Ceiling mounted white plastic carbon monoxide alarm	As fitted In good order For results please refer to alarm table
14.15.2	-	White plastic wall mounted digital heating control display panel	As fitted In good order Power seen Not tested
14.15.3	-	1 stereo remote	In good use order Not tested

14. Reception With Open Plan Kitchen (Cont.)

14.16 Additional Photos



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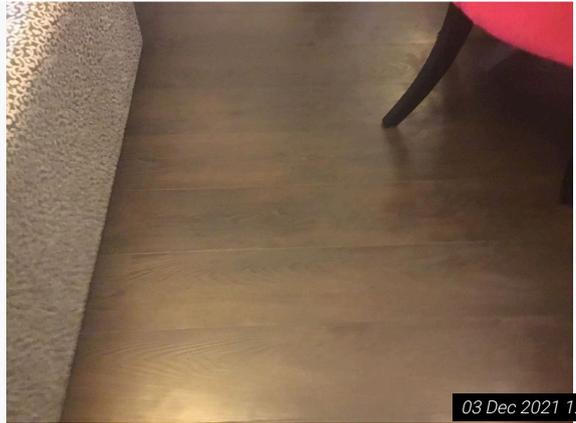
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14. Reception With Open Plan Kitchen (Cont.)



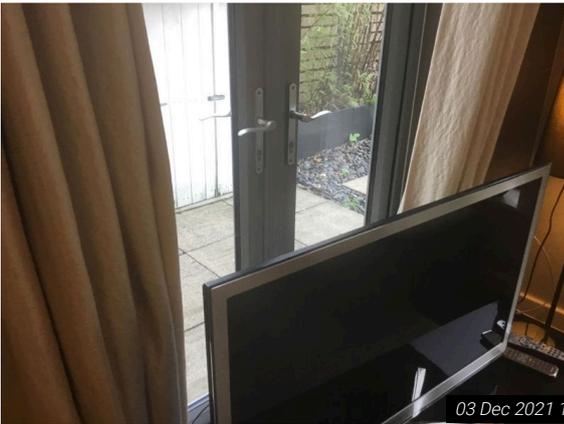
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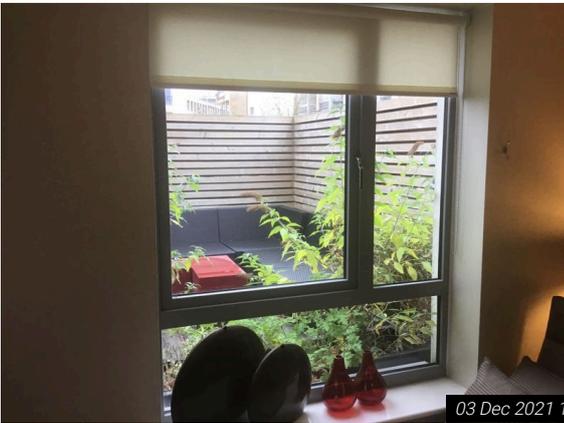
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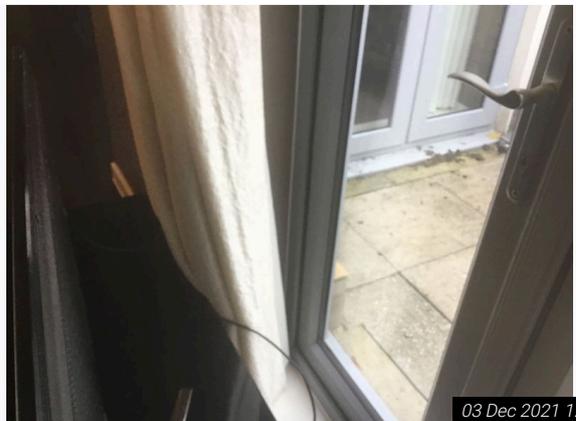
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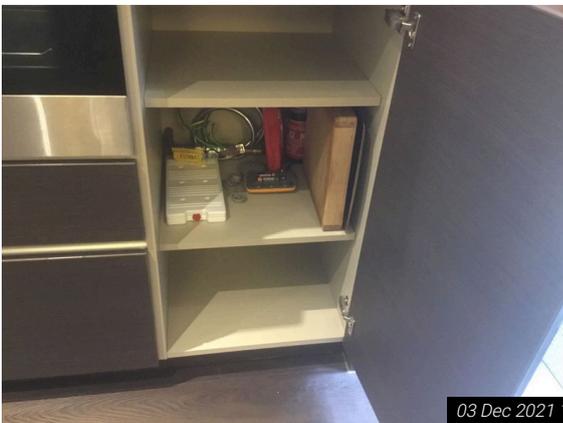
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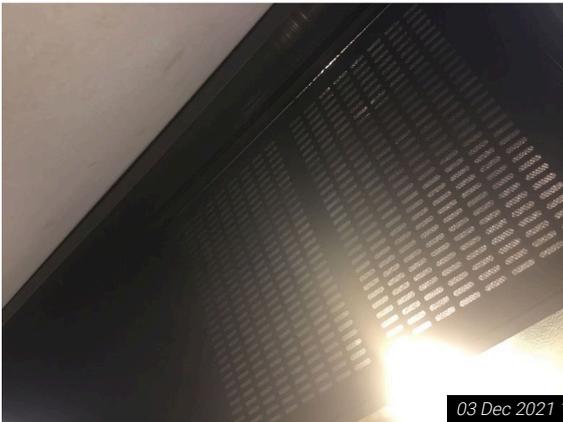
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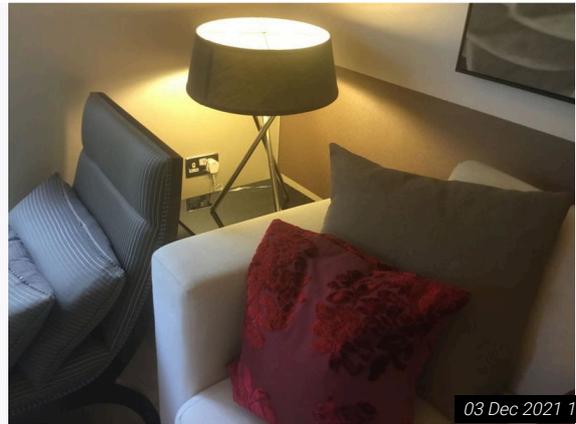
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15. Rear Terrace / Garden



Ref #15

Ref	Name	Description	Condition
15.1	Walls / Fence	Part off white painted	In overall exterior order Some discolouration and weathering present Weathering discolouration present, mostly to tops
15.1.1	-	Part bare brick	In exterior order Some weeds present Weathering seen
15.1.2	-	Part medium wood fencing panels	In overall exterior order Some weathering present
15.2	Flooring	Part large concrete paving slabs	In exterior order Weathering and leaf debris present
15.2.1	-	Part black pebbles	In exterior order Weed growth visible throughout
15.2.2	-	Part medium wood decking	In overall exterior order Some weathering and discolouration Leaf debris present

15. Rear Terrace / Garden (Cont.)

15.3	Contents	Brass wall mounted tap	As fitted In good use exterior order Not tested
15.3.1	-	Grey plastic socket unit with water proof cover	As fitted In good use exterior order Not tested
15.3.2	-	2 chrome wall mounted lantern type lights with: Clear glass and chrome covers	As fitted In good use exterior order 1 light out Covers intact Slightly weathered and rusty
15.3.3	-	Total of 9 grey laminate / plastic planters with: Plants Olive tree	In overall good exterior order Plants in good seasonal order Slightly dry in places
15.3.4	-	5 black wicker garden furnishing items	In overall good exterior order Leaf debris present Upholstered covers not seen
15.3.5	-	3 red plastic / laminate stools / tables	In exterior order Weathered Heavy chip visible to 1 Discoloured with leaf debris seen
15.3.6	-	2 folding exterior chairs with: Matching folding coffee table	In exterior order Weathered and discoloured throughout
15.3.7	-	1 white painted wooden garden shed with: Felted roof 1 door Contents include: Decking oil 2 red metal lantern lights Black plastic bin Assorted children's toys	Exterior in use exterior order Weathered and discoloured Interior in storage order Contents in use order
15.4	Additional photos		



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15. Rear Terrace / Garden (Cont.)



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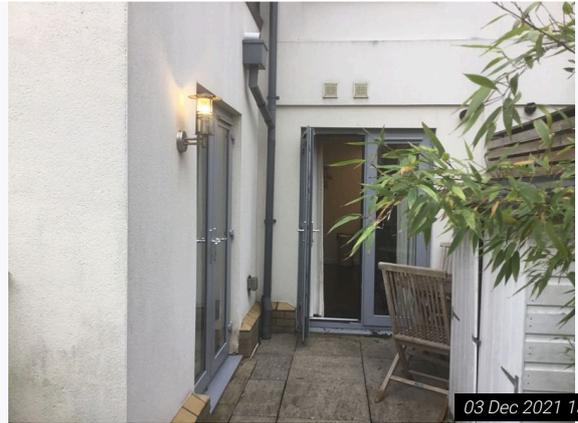
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15. Rear Terrace / Garden (Cont.)



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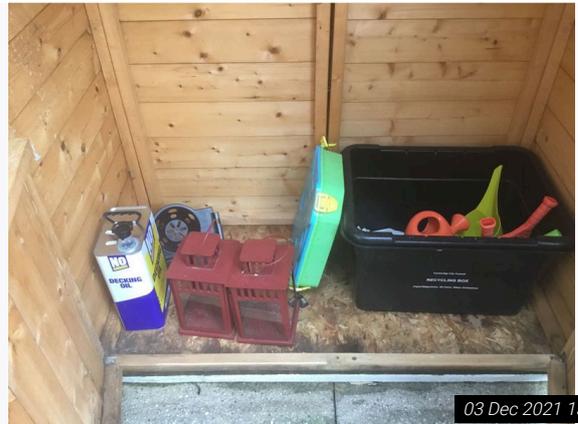
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Declaration

Please note: If any objections and/or amendments are not raised within 7 days of receipt of this report, the contents will be considered accepted and agreed to by the relevant parties.

This report represents an accurate description of the above mentioned property

Tenant

MS QUIN SUN

Signed by the

Signature

Print Name

Date / /

Signed by the

Signature

Print Name

Date / /

Terms and Conditions

PLEASE READ THIS REPORT THOROUGHLY PRIOR TO SIGNING / AGREEING TO IT.

Any comments, disagreements or discrepancies should be noted by the Tenant, Landlord or Managing agency within 7 working days from receipt of the report. Any disagreements regarding the check in should be reported to Emphasis within the above mentioned time frame so that the report can be remedied. Emphasis Inventories cannot be held responsible for any errors or omissions after the above mentioned time frame and limits any liability to the cost of the report.

Please note: If any objections and/or amendments are not raised within 7 days of receipt of this report, the contents will be considered accepted and agreed to by the relevant parties.