



# Inventory Report

For

The Old Farm, Shavington, Lancashire, OL67 1QQ

Date Of Report - 20-03-2018

Report Prepared By - Paul J Campbell



Report Instructed By:  
Mayfair Lettings (Hamptons)



## REPORT INDEX

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

## **Report Information**

### **Your Inspection Document**

This inspection document known as the "Report" is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - Inventory / Check-In / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within each room or area will be listed individually and contain a standard description format as follows: Name of Room / Inspection Area, name of element (Wall, Floor, Switch, Window etc), being inspected. The overall colour of element, element general condition, element serial number. The element description will follow this format: Type, Feature, Finish, Comments. The element will then list any problems which we call "Observations". The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and, in the condition, described. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room.

### **Words And Their Meanings**

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk to help describe the appearance, look, feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings or supplied with a receipt.

### **The Inventory Clerk / Company Compiling The Report**

Inventory Clerks and the Company they work with are not professional or qualified tradespeople for the purpose of conducting the report. This means they are not plumbers, electricians, heating or gas safe experts etc. The Clerks reports on what he / she observes, nothing more. The Clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc. Heating by switching up the thermostat etc.

### **How The Inspection Is Carried Out**

The inventory Clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including Gardens, Garages, Out-Building etc. Communal areas will not be inspected. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory Company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is always advised that these areas be secured with no access granted to the tenants.

## **Terminology And Quantity**

Where there are numerous or substantial amounts of general items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as "A Number Of Books / Many Books" etc. The plural term Cutlery, Glasses. Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required, this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale may be calculated and the cost of carrying out the extra work.

## **Ownership And Copyright**

This report remains the property of the company / person producing the report and shall not be used or copied without their written permission.

## **Professional Inventories Ltd**

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## **What Is Included In The Report**

### **The Smoke And Carbon Monoxide Alarm (England) Regulations 2015**

**As of 1st October 2015:** Only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms.

### **Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors**

On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing or email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

### **Report Updates**

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue, cleaning issues blocking the full extent of any damages, lighting etc.

### **Check-Out Report Guidance**

If the inspection carried out is a Check-Out Report, we will base our observations on the information detailed in the original Inventory / Schedule Of Condition / Check-In report carried out at the start of the tenancy.

## Advice For Tenants

The following is a guide on how to present the property on the day of Check-Out and its return to the Landlord / Agent.

The Inventory Clerk will conduct a Check-Out report on the last day of the tenancy or the date agreed with your Agent / Landlord.

On this date you must have removed all personal effects, prepared and cleaned the property for inspection by the Clerk at the agreed time.

The Clerk will use a copy of the report produced at the start of tenancy. He / She will use this report as a guide and report on the current condition of fixtures, fitting and contents. Attention will be given to damage, fair wear and tear and cleanliness. The clerk will report on both "Positive" and Negative" observations.

It is the tenant's responsibility to ensure that the property, its fixtures, fittings and contents are in the same condition or better including state of cleanliness, as it was presented to them on Check-In, with allowance for "Fair Wear & Tear". Cleanliness issues cannot be classed as "Fair Wear & Tear". Ensure the standard of cleanliness in all areas is the same or better as the day of Check-In.

Any issues will be detailed into the Check-Out report with supporting descriptions and evidential photographs.

Finally, if you have paid for a professional clean then please leave a copy of the receipt in the property so the clerk can copy it into the report supporting the fact that the property has been professionally cleaned. The software has a section solely for this purpose!

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

**This Inspection Document must be signed by the tenant(s) or their representative ideally at the time of Check-In and their details completed - Full name, mobile or telephone number and email address - , if present, and returned with any amendments as required, to the Landlord / Agent within SEVEN DAYS from the start of the tenancy. If the report is not returned by the tenants within this timescale, any future discrepancies will not be admissible.**

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

## Property Particulars

### Overview Of Property Inspected

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

### Property Utilities Meters

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



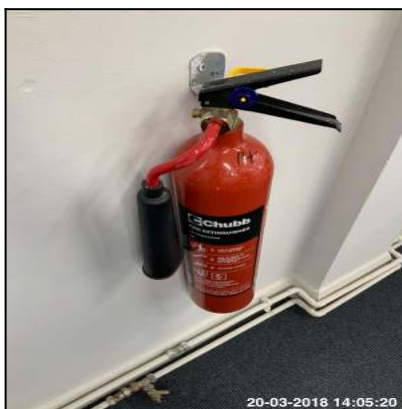
### Keys And Sundries (2)

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

A clear plastic evidence bag with a metal clasp and a blue evidence tag labeled '12' is shown against a yellow background. The bag is partially filled with a white powdery substance. The tag is attached to the bag with a small piece of white tape. The background has a repeating pattern of the text 'Professional Inventories' and 'TOP' in a large, bold font. A date and time stamp '20-03-2018 14:01:18' is visible in the bottom right corner.

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





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

### Smoke Alarms & CO Detectors

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



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



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



## Inspection Notes

Tenant Already In Occupation

All Areas Inspected Though Tenants Items Present And Blocking Some Areas

**Quick View - State Of Cleanliness Of Property Rooms / Areas**

Area	State	Cleaning Receipt Date
Bath / Shower / Furniture	Many Areas Require Professional Cleaning	NA
Bathroom Overview	Many Areas Require Professional Cleaning	NA
Kitchen Overview	Light Cleaning Required Throughout	NA
Curtains and Blinds	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Windows (Outside)	Light Cleaning Required Throughout	NA
Windows (Inside)	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Hard Flooring	Light Cleaning Required Throughout	NA
Overall Cleanliness	Professional Cleaning Required Throughout	NA

Property Rooms / Areas

1: Entrance Hallway



1.1 Doors	
Overall Colour:	General Condition:
Grey	Good - Minor Cosmetic Damage / In Working Condition



1.1 Doors



1.1 Doors



1.1 Doors



1.1 Doors



1.1 Doors

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

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



1.1.2 Heavily Weathered To Exterior



1.1.2 Heavily Weathered To Exterior



1.1.2 Heavily Weathered To Exterior



1.1.2 Damaged By Yale Lock Security Bar Not Fully Secured



1.1.2 Damaged By Yale Lock Security Bar Not Fully Secured



1.1.2 Damaged By Yale Lock Security Bar Not Fully Secured

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



1.2 Ceiling



1.2 Ceiling



1.2 Ceiling



1.2 Ceiling



1.2 Ceiling

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

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



### 1.3 Lighting

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

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



1.4 Walls



1.4 Walls



1.4 Walls





1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls



1.4 Walls

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

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



1.4.2 Rear Handle Loose



1.4.2 RHS Door Frame Trim Missing

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



1.5 Switch



1.5 Switch



1.5 Switch

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

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



1.6 Socket Outlet

Serial #	Element	Element Description
1.6.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> UPVC x01

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



1.7 Floor



1.7 Floor



1.7 Floor



## 1.7 Floor

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

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



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



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



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



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

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



1.8 Fuse Box

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

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



1.9 Warehouse Door



1.9 Warehouse Door



1.9 Warehouse Door



1.9 Warehouse Door

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

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



1.9.1 Lower Rear Worn  
Rear Handle Facia Missing



1.9.1 Lower Rear Worn  
Rear Handle Facia Missing



1.9.1 Rust Spots To Face



1.9.1 Rust Spots To Face

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





1.10 Fire Extinguisher



1.10 Fire Extinguisher

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

## 2: Kitchen

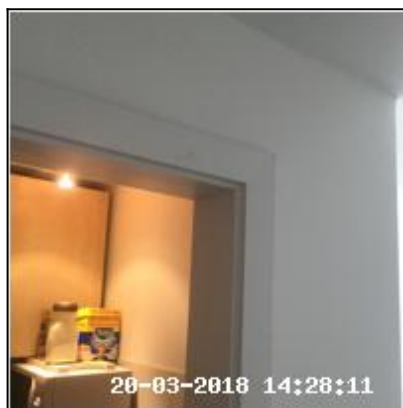


### 2.1 Doors

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



2.1 Doors



2.1 Doors



2.1 Doors

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

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



2.2 Ceiling



2.2 Ceiling

Serial #	Element	Element Description
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2.2.1	Ceiling	<b>Type:</b> Plaster  <b>Finish:</b> Finish - Smooth Surface, Not Newly Painted For This Let  <b>Comments:</b> Cobwebs To Corners
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2.3 Lighting	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



## 2.3 Lighting

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

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



2.3.1 RHS Fitting Not Secure

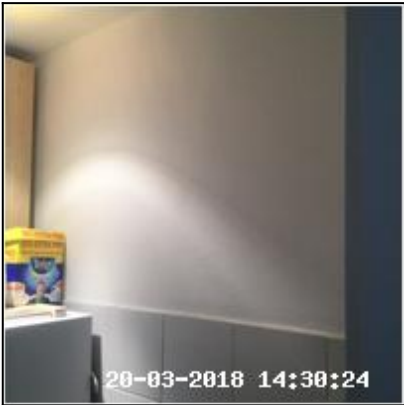
2.4 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



2.4 Walls



2.4 Walls



2.4 Walls



2.4 Walls



2.4 Walls

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

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



2.5 Socket Outlet

Serial #	Element	Element Description
2.5.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> UPVC x01

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



2.6 Floor



2.6 Floor

Serial #	Element	Element Description
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2.6.1	Floors	<b>Type:</b> Wooden <b>Finish:</b> Painted - Not Newly Painted For This Let
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Serial #	Floors - Observation - (Inventory)
2.6.1	Heavily Worn To Centre



2.6.1 Heavily Worn To Centre

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



2.7 Kitchen Units



2.7 Kitchen Units



2.7 Kitchen Units



2.7 Kitchen Units



2.7 Kitchen Units

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

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



2.8 Worktops



Serial #	Element	Element Description
2.8.1	Worktops	<b>Comments:</b> Tiled To Match Walls

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



2.9 Sink



2.9 Sink



2.9 Sink



2.9 Sink



2.9 Sink

Serial #	Element	Element Description
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2.9.1	Sink	<b>Type:</b> Bowl - Single, Drainer - Double <b>Finish:</b> Steel Effect <b>Features:</b> Furniture - Chrome Effect, Overflow, Scratched In Line With Age, Tap - Combination Type, Waste Plug x01
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Serial #	Sink - Observation - (Inventory)
2.9.1	Lime Scale To Taps



2.9.1 Lime Scale To Taps



2.9.1 Lime Scale To Taps

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



2.10 Fridge Freezer

Serial #	Element	Element Description
2.10.1	Fridge Freezer	<b>Comments:</b> Tenant Owned

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



2.11 Dishwasher

Serial #	Element	Element Description
2.11.1	Dishwasher	<b>Comments:</b> Tenant Owned

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



2.12 Microwave

Serial #	Element	Element Description
2.12.1	Microwave	<b>Comments:</b> Tenant Owned

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



2.13 Shelves

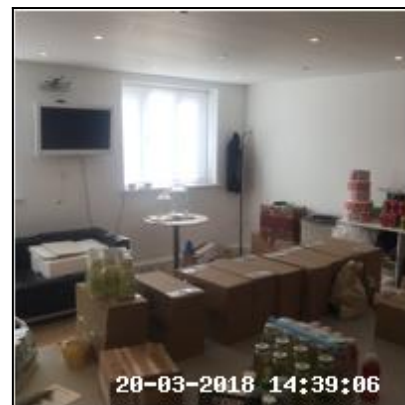


2.13 Shelves

Serial #	Element	Element Description
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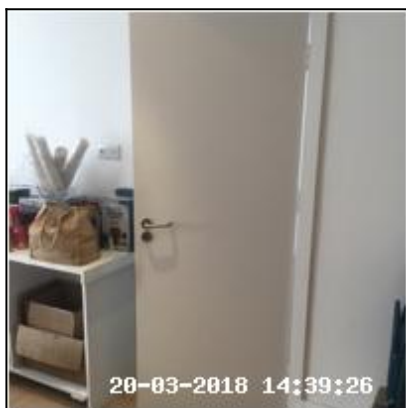
2.13.1	Shelves	<b>Number Fitted:</b> x01 <b>Finish:</b> Wood <b>Features:</b> Metal Brackets, Wall Mounted
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### 3: Office - Ground Floor



### 3.1 Doors

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



3.1 Doors



3.1 Doors

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

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



3.2 Ceiling



3.2 Ceiling



3.2 Ceiling



3.2 Ceiling

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

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

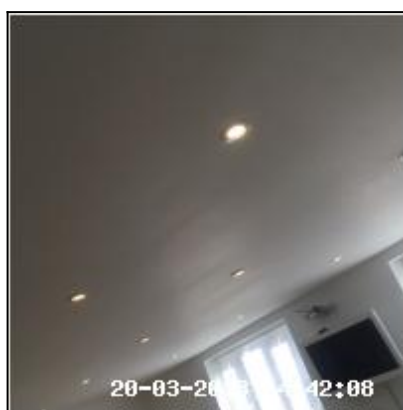


### 3.2.1 Repair Mark Above Fireplace

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



3.3 Lighting



3.3 Lighting



3.3 Lighting

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

Serial #	Recessed Spotlights - Observation - (Inventory)
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3.3.1	X2 Fitting Not Secure
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3.3.1 X2 Fitting Not Secure

3.3.1 X2 Fitting Not Secure

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



3.4 Walls



3.4 Walls



3.4 Walls



3.4 Walls



3.4 Walls



3.4 Walls



3.4 Walls

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

Serial #	Trunking - Observation - (Inventory)
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3.4.1	Chipped LHS Of Door Corners Loose To Rear
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3.4.1 Chipped LHS Of Door  
Corners Loose To Rear



3.4.1 Chipped LHS Of Door  
Corners Loose To Rear



3.4.1 Chipped LHS Of Door  
Corners Loose To Rear

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



3.4.2 Paint Chipped To Rear  
LHS



3.4.2 Cracking Behind  
Fireplace



3.4.2 Cracking Behind  
Fireplace

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



3.5 Windows



3.5 Windows



3.5 Windows

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

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



3.6 Switch



3.6 Switch

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

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



3.6.2 LHS Button Pushed In

### 3.7 Socket Outlet

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



## 3.7 Socket Outlet

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

## 3.8 Floor

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



3.8 Floor



3.8 Floor



3.8 Floor



3.8 Floor

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

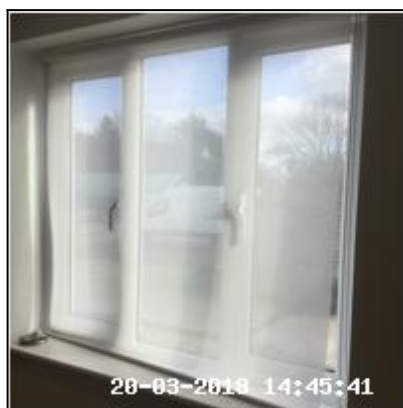
Serial #	Floors - Observation - (Inventory)
3.8.1	Rub Marks And Chip Under Door





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

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



3.9 Blinds

3.9 Blinds

3.9 Blinds

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

3.10 Fireplace	
Overall Colour:	General Condition:



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



3.10 Fireplace



3.10 Fireplace



3.10 Fireplace

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

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



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



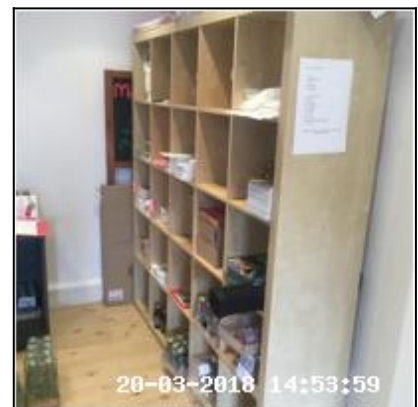
3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



3.11 Tenants Items



### 3.11 Tenants Items

## 4: Toilet - Female



### 4.1 Doors

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



4.1 Doors



4.1 Doors



4.1 Doors

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

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



4.2 Ceiling



4.2 Ceiling



4.2 Ceiling

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

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



4.3 Lighting

Serial #	Element	Element Description
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4.3.1	Recessed Spotlights	<b>Number Of Fittings:</b> x04 <b>Finish:</b> UPVC <b>Features:</b> Bulb - Halogen
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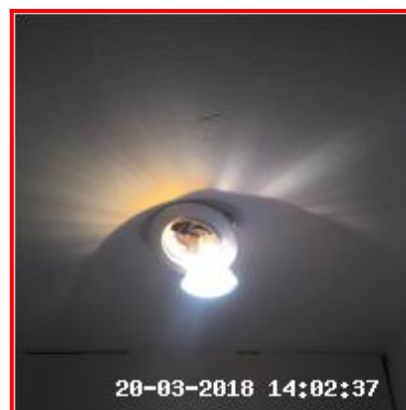
Serial #	Recessed Spotlights - Observation - (Inventory)
4.3.1	All Fittings Not Secure



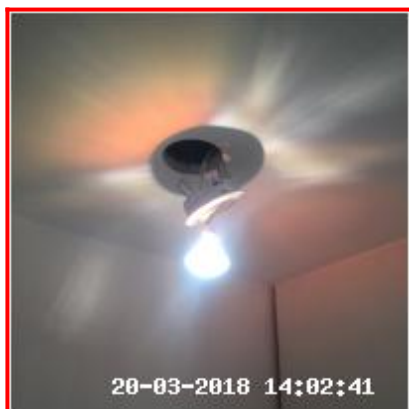
4.3.1 All Fittings Not Secure



4.3.1 All Fittings Not Secure



4.3.1 All Fittings Not Secure



4.3.1 All Fittings Not Secure

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





4.4 Walls



4.4 Walls



4.4 Walls



4.4 Walls



4.4 Walls

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

4.4.4	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Not Newly Painted For This Let <b>Features:</b> Light Rub Marks In Places
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4.5 Floor	
Overall Colour:	General Condition:
Cream	Good Condition - No Obvious Faults In Appearance Or Function



4.5 Floor



4.5 Floor



4.5 Floor

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

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





4.5.1 Scratched By Door And Toilet



4.5.1 Scratched By Door And Toilet



4.5.1 Scratched By Door And Toilet

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



4.6 Basin



4.6 Basin



4.6 Basin

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

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



4.7 Toilet



4.7 Toilet



4.7 Toilet

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

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



4.7.1 Tape To Base

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



4.8 Accessories



4.8 Accessories



4.8 Accessories



#### 4.8 Accessories

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

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



#### 4.8.2 Silvering To Edges

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



4.9 Shower



4.9 Shower



4.9 Shower

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

4.9.2	Shower - Enclosure / Screen	<b>Type:</b> Cubicle <b>Finish:</b> UPVC Tray <b>Comments:</b> No Screen Fitted
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Serial #	Shower - Observation - (Inventory)
4.9.1	Shower Head Removed, End Taped Up



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

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



4.9.2 Waste Taped Up

4.10 Switch	
Overall Colour:	General Condition:

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

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

## 5: Toilet - Male



### 5.1 Doors

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





5.1 Doors



5.1 Doors



5.1 Doors

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

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





### 5.1.1 Sellotape Residue And Chip To Upper Face

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



5.2 Ceiling



5.2 Ceiling

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

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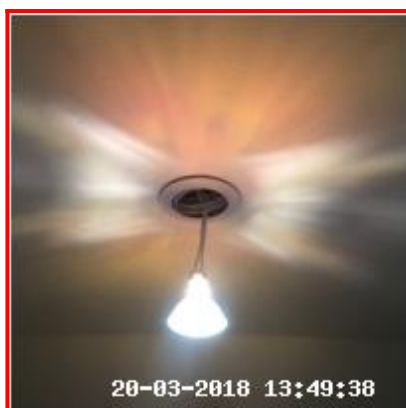
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



### 5.3 Lighting

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

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



#### 5.3.1 Rear Fitting Loose

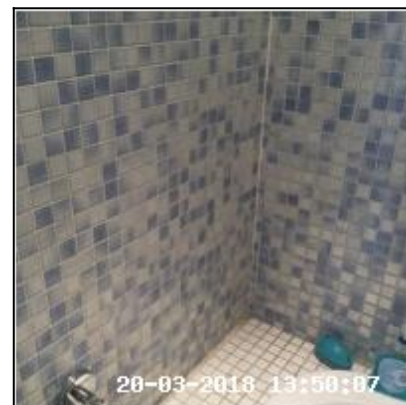
5.4 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function



5.4 Walls



5.4 Walls



5.4 Walls



5.4 Walls



5.4 Walls



5.4 Walls

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

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

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



5.4.1 Chipped Along Top Edge    5.4.1 Chipped Along Top Edge

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



5.4.4 Repair Marks To Upper Rear And Around  
Extractor Fan



5.4.4 Repair Marks To Upper Rear And Around  
Extractor Fan

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



5.5 Floor



5.5 Floor

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

Serial #	Floors - Observation - (Inventory)
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5.5.1	Wet In Front Of Toilet
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#### 5.5.1 Wet In Front Of Toilet

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



#### 5.6 Extractor Fan

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

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



5.6.1 Unit Insecure

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



5.7 Basin



5.7 Basin



5.7 Basin



## 5.7 Basin

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

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



5.7.1 Taps Not Secure



5.7.1 Taps Not Secure

5.8 Toilet	
Overall Colour:	General Condition:



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



5.8 Toilet



5.8 Toilet

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

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



5.9 Accessories



5.9 Accessories



5.9 Accessories



5.9 Accessories



5.9 Accessories



5.9 Accessories

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

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



### 5.9.2 Silvering To Edges

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



### 5.9.5 Base Cracked, Arm Missing

## 6: Office - 1st Floor



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



6.1 Ceiling



6.1 Ceiling



6.1 Ceiling



6.1 Ceiling



6.1 Ceiling

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

## 6.2 Lighting

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



6.2 Lighting



6.2 Lighting



6.2 Lighting

Serial #	Element	Element Description
6.2.1	Recessed Spotlights	<b>Comments:</b> Tenant Owned

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



6.3 Walls



6.3 Walls



6.3 Walls





6.3 Walls



6.3 Walls



6.3 Walls

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

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



6.3.1 Both Ends By Stairs Missing

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



6.3.2 Marks Around Windows



6.3.2 Marks Around Windows



6.3.2 Marks Around Windows

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



6.4 Windows



6.4 Windows



6.4 Windows



6.4 Windows



6.4 Windows

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

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





6.5 Switch

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

#### 6.6 Socket Outlet

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

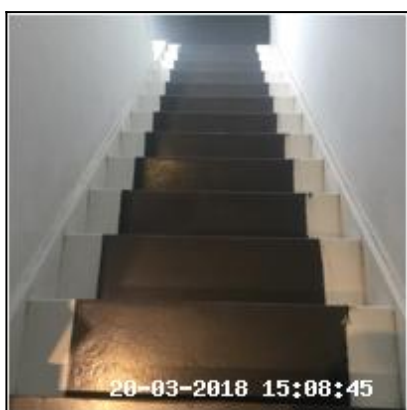


6.6 Socket Outlet

Serial #	Element	Element Description
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6.6.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> UPVC x04 <b>Comments:</b> Unable To Locate All Units Due To Tenants Items
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6.7 Floor	
Overall Colour:	General Condition:
Grey	Good - Minor Cosmetic Damage / In Working Condition



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor



6.7 Floor

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

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



6.7.1 Dents To Centre

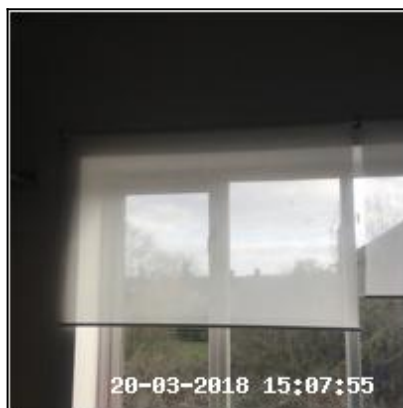


6.7.1 Dents To Centre

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



6.8 Blinds



6.8 Blinds



6.8 Blinds

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

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



6.9 Staircase



6.9 Staircase

Serial #	Element	Element Description
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6.9.1	Handrail	<b>Finish:</b> Metal Effect <b>Features &amp; Number Fitted:</b> Metal Wall Brackets, x1 <b>Comments:</b> Scratched And Tarnished In Line With Age
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6.10 Fireplace	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function



6.10 Fireplace



6.10 Fireplace



6.10 Fireplace

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

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



6.11 Shelves

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

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



6.12 Air Conditioning Unit



6.12 Air Conditioning Unit

Serial #	Element	Element Description
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6.12.1	Air Conditioning Unit	<b>Finish:</b> UPVC Body <b>Comments:</b> Make Unknown, Ceiling Hung
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## 6.13 Fireplace Chimney

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



## 6.13 Fireplace Chimney

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

## 6.14 Tenants Items

Overall Colour:	General Condition:
Multi Coloured	None





6.14 Tenants Items



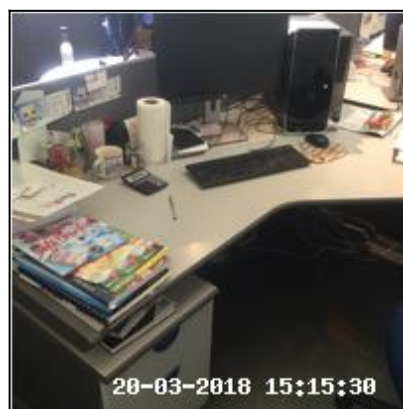
6.14 Tenants Items



6.14 Tenants Items



6.14 Tenants Items



6.14 Tenants Items



6.14 Tenants Items

## 7: Warehouse







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



7.1 Front Doors



7.1 Front Doors



7.1 Front Doors



7.1 Front Doors



7.1 Front Doors



7.1 Front Doors

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

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



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

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



7.2 Rear Doors



7.2 Rear Doors



7.2 Rear Doors



7.2 Rear Doors

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

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



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling



7.3 Ceiling





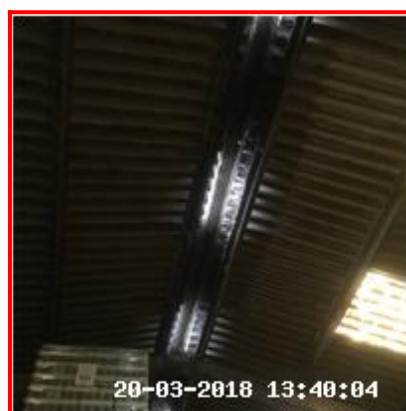
### 7.3 Ceiling

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

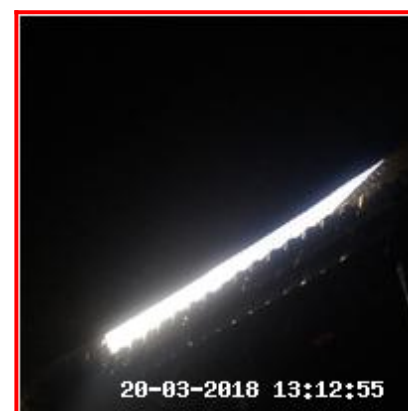
Serial #	Ceiling - Observation - (Inventory)
7.3.1	Outside Light Visible To Centre Large Hole To Rear



7.3.1 Outside Light Visible To Centre



7.3.1 Outside Light Visible To Centre



7.3.1 Large Hole To Rear



7.3.1 Large Hole To Rear

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



7.3.2 Holes To X5 Inserts



7.3.2 Holes To X5 Inserts



7.3.2 Holes To X5 Inserts



7.3.2 Holes To X5 Inserts



7.3.2 Holes To X5 Inserts

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



7.4 Lighting



7.4 Lighting



7.4 Lighting



7.4 Lighting



7.4 Lighting

Serial #	Element	Element Description
7.4.1	Fluorescent Tube	<b>Type:</b> Ceiling Mounted <b>Comments:</b> X18

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



7.4.1 X16 Not Working



7.4.1 X16 Not Working



7.4.1 X16 Not Working

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



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls





7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls



7.5 Exterior Walls

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

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



7.5.1 Pointing Chipped, Bricks Chipped



7.5.1 Pointing Chipped, Bricks Chipped



7.5.1 Pointing Chipped, Bricks Chipped



7.5.1 Pointing Chipped, Bricks Chipped



7.5.1 Holes To RHS Cladding

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



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped

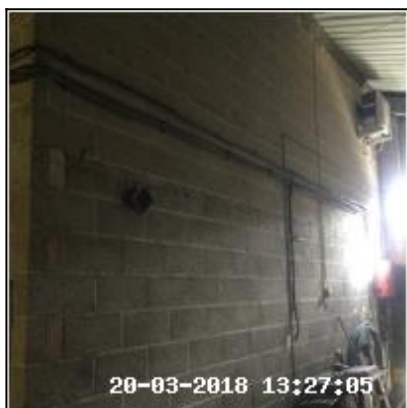


7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped



7.5.2 Brick Areas - Pointing Chipped, Bricks Chipped

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



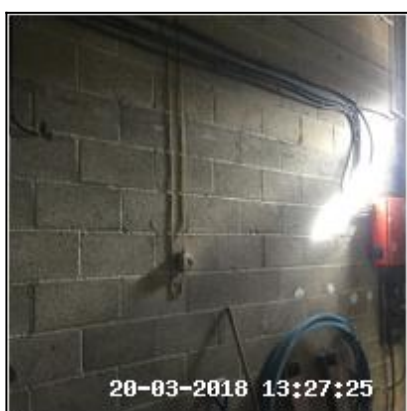
7.6 Interior Walls



7.6 Interior Walls



7.6 Interior Walls



7.6 Interior Walls



7.6 Interior Walls

Serial #	Element	Element Description
7.6.1	Walls	<b>Comments:</b> Breeze Blocks, Cables Attached To Centre

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





7.7 Switch



7.7 Switch



7.7 Switch

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

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



7.8 Socket Outlet

Serial #	Element	Element Description
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7.8.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x02 <b>Features:</b> Inserts Coloured White <b>Comments:</b> Dirty To All Areas
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7.9 Electric Box	
Overall Colour:	General Condition:
Red	Good - Minor Cosmetic Damage / In Working Condition



7.9 Electric Box



7.9 Electric Box



7.9 Electric Box

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

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



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor



7.10 Floor

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

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



7.10.1 Cracked And Chipped LHS Of Large Fridge Unit



7.10.1 Cracked And Chipped LHS Of Large Fridge Unit



7.10.1 Cracked And Chipped LHS Of Large Fridge Unit

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





7.11 Air Conditioning Unit - Front

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

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



7.12 Air Conditioning Unit - Rear

7.12 Air Conditioning Unit - Rear

Serial #	Element	Element Description
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7.12.1	Air Conditioning Unit	<b>Finish:</b> Metal Body, Wall Mounted <b>Comments:</b> Heavily Aged
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7.13 Fridge Unit	
Overall Colour:	General Condition:
White	Good - Minor Cosmetic Damage / In Working Condition



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit



7.13 Fridge Unit

Serial #	Element	Element Description
7.13.1	Fridge Unit	<b>Comments:</b> Tenant Owed - Plastic Fridge Unit

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



7.13.1 Side Electrical Box - Loose Wires And Cobwebs



7.13.1 Side Electrical Box - Loose Wires And Cobwebs

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



7.14 Storage Container



7.14 Storage Container



7.14 Storage Container



7.14 Storage Container

Serial #	Element	Element Description
7.14.1	Storage Container	<b>Comments:</b> Tenant Owned

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



7.15 Shelves



7.15 Shelves



7.15 Shelves



7.15 Shelves



7.15 Shelves

Serial #	Element	Element Description
7.15.1	Shelves	<b>Comments:</b> Tenant Owned

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





7.16 Fire Extinguisher



7.16 Fire Extinguisher



7.16 Fire Extinguisher

Serial #	Element	Element Description
7.16.1	Fire Extinguisher	<b>Type:</b> Foam Spray, Free Standing

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



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



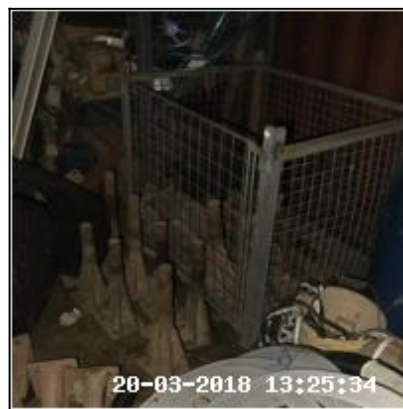
7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items





7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items



7.17 Tenants Items

Serial #	Element	Element Description
7.17.1	Notes	<b>Comments:</b> Many Items Belonging To Tenant Are Present

## 8: Exterior



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



8.1 Walls - Exterior

8.1 Walls - Exterior

8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior



8.1 Walls - Exterior

Serial #	Element	Element Description
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8.1.1	Wall - Exterior	<b>Type:</b> Brick <b>Comments:</b> Brick To Lower Areas, Metal Cladding To Top
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Serial #	Wall - Exterior - Observation - (Inventory)
8.1.1	Cladding Damaged Above Disused Toilet



8.1.1 Cladding Damaged Above Disused Toilet



## CHRONOLOGICAL LIST OF OBSERVATIONS (Inventory)

Serial #	Location & Supporting Text	Supporting Photographs
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CO Detector	Tested For Power Only - Not Working	
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Smoke Detector	Part Of Integrated System Unable To Test	
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Smoke Detector	Part Of Integrated System Unable To Test	
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1.1.2 Entrance Hallway  
Doors / Door Frame  
Heavily Weathered To Exterior



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





1.4.2 Entrance Hallway  
Walls / Wall Cupboard  
Rear Handle Loose



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





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



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



- 1.9.1 Entrance Hallway  
Warehouse Door / Door  
Rust Spots To Face



- 2.3.1 Kitchen  
Lighting / Recessed Spotlights  
RHS Fitting Not Secure



- 2.6.1 Kitchen  
Floor / Floors  
Heavily Worn To Centre



- 2.9.1 Kitchen  
Sink / Sink  
Lime Scale To Taps



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



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



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





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



3.4.2 Office - Ground Floor  
Walls / Walls  
Cracking Behind Fireplace





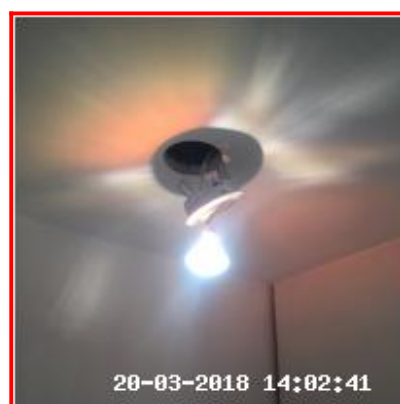
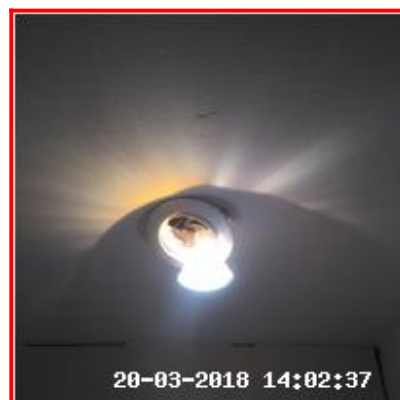
3.6.2 Office - Ground Floor  
Switch / Quad  
LHS Button Pushed In



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



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





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



4.7.1 Toilet - Female  
Toilet / Toilet  
Tape To Base



4.8.2 Toilet - Female  
Accessories / Mirror  
Silvering To Edges



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



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



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



- 5.3.1 Toilet - Male  
Lighting / Recessed Spotlights  
Rear Fitting Loose



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



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



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



- 5.6.1 Toilet - Male  
Extractor Fan / Extractor Fan  
Unit Insecure



5.7.1 Toilet - Male  
Basin / Basin  
Taps Not Secure



5.9.2 Toilet - Male  
Accessories / Mirror  
Silvering To Edges



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



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



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



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



7.1.1 Warehouse  
Front Doors / Door  
Surface Rust To Metal Frame

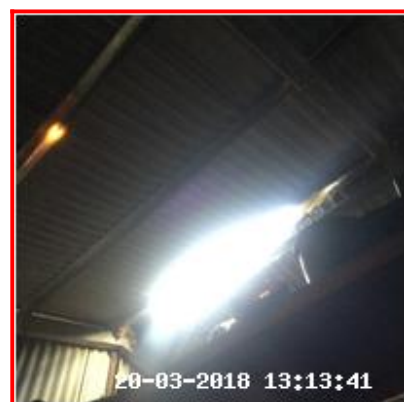
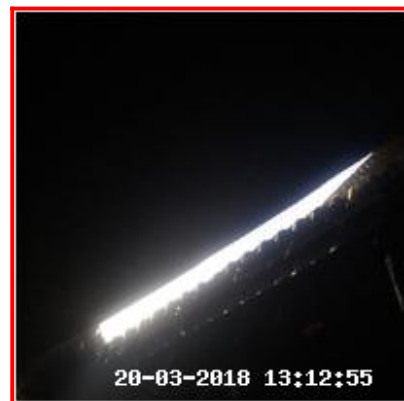




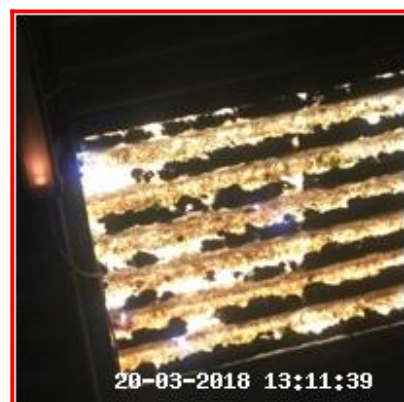
7.3.1 Warehouse  
Ceiling / Ceiling  
Outside Light Visible To Centre



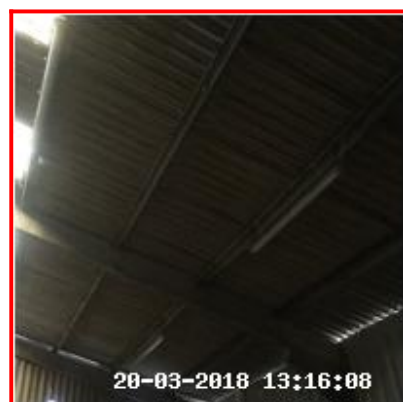
7.3.1 Warehouse  
Ceiling / Ceiling  
Large Hole To Rear



7.3.2 Warehouse  
Ceiling / Plastic Inserts  
Holes To X5 Inserts



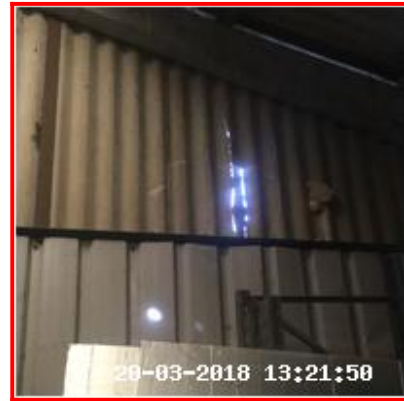
7.4.1 Warehouse  
Lighting / Fluorescent Tube  
X16 Not Working



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



7.5.1 Warehouse  
Exterior Walls / Rear Wall  
Holes To RHS Cladding



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





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







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



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





## Guidance Notes And Signatures

### INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Please complete your full details below including email address and signature. By adding your email address, you will automatically be sent a copy of the report.

**NOTE:** Tenants and Third Parties - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report - Agents, Landlords, other Tenants and Third Parties will have access to this information. If you do not agree with this please do not add your details into the App when requested to do so by the Clerk. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments.

### **DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES PRESENT AT CHECK-IN / CHECK-OUT:**

Great care and effort have been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property, its fixtures and fittings at the time of Check-In. It is your responsibility to check this inspection document and report any discrepancies to the Agent / Landlord within seven days of the start of the tenancy.

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents:

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

### Details & Signature Of Clerk:

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

Assessor First Name	Assessor Last Name	Assessor Signature
Paul J	Campbell	