

Inventory & Check In



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Property inspected by Sophie Ballard

Address

Sample Street
Sample City
Sampleshire
AB1 2DC



Carried Out

June
10th 2020
12:00

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Notes

The following notes have been written to help facilitate a problem free move at the end of your tenancy.

FULL CLEAN: This must be very thorough. Floors, walls, sanitary ware, windows, woodwork, all kitchen units, all rooms, ovens, cooker hoods, fridges and freezers, extractor fans, wardrobes, any linens and beddings. BPI will be inspecting all furnishings and appliances. The tenant is required to return the property the same way as noted in the original inventory report; most managing agents and landlords will have to instruct professional cleaners if this is not done, this cost will be from the tenant's deposit.

FLOORING: Needs to be fully cleaned. If there are any stains or marks, the flooring should be professionally cleaned by a regulated cleaning company. The tenant can be charged for stains or marks of any kind. If a flooring is badly damaged the tenant may be charged for its entire replacement.

UTENSILS: This will all be inspected for damage and soiling. It should all be thoroughly cleaned and in the same place as at the beginning of the tenancy or it could be noted as missing.

BEDROOM FURNISHINGS: All beds and their respective mattresses and bases will be thoroughly examined for stains and damage where practical. Charges would be made if there are any issues not noted on your original report. If any sheets, duvets etc were provided these will need to be cleaned and pressed. All linen should be placed on top of the respective bed so that the bed can be fully inspected.

ALL FURNISHINGS: These should be in a similar condition as provided and will be fully inspected. The tenant should take all means necessary to protect all furnishings during the tenancy, as damage can result in deductions from the deposit. This includes all marks, stains, scratches, loose joins, polish finishes, burns, ring marks, soiling or discolouration etc. All furnishings and any equipment must be returned to its original position or it will not be noted as present in the check out.

GENERAL DECORATION: Any excessive damage, marking, scratches etc can be deemed as beyond fair wear & tear. This can include nails, screws and hooks in walls, furniture marks etc. Please always gain written permission from all relevant parties prior to making alterations or changes of any kind.

DRAINS AND GUTTERING: These will not be tested. However BPI will flush toilets and note if in working order or not. If BPI notices a blockage / leak the instructing party will be notified.

LIGHT BULBS: These should all be replaced and be in fully working order.

KEYS: All keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost, a charge may be made for the replacement cost of locks. If extra keys have been cut, these should also be returned.

GARDENS: The front and back gardens will need to be maintained throughout the tenancy. Lawn cutting, weeding, maintaining flower beds and any other seasonal works required. BPI would suggest the tenant liaises with the landlord and or managing agent regarding this and any specific needs. At the end of the tenancy, the garden must be in a similar condition to that stated on the inventory.

RUBBISH: Any and all rubbish or excess rubbish should be completely removed from inside and outside the property, as organising this will incur a cost for removal.

ODOURS: Any odours present in the property must be eradicated prior to the check out. These often include cooking smells, the smell of smoking, sewage smells, damp smells or the smell of any animals.

All of the above useful information will vary and depend upon discrepancies, including how the property was at the beginning of any tenancy and what was agreed.

Disclaimers

This inventory has been prepared by Ballard Property Inventories (hereinafter also known as BPI) or its appointed clerks or agents and provides a fair and accurate record of the contents and condition of the property as well as the property's internal condition. This inventory is for making comparisons at the end of the tenancy agreement that it relates to. This inventory is prepared "as seen snapshot" of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property's internal condition and its contents and should not be used as an accurate description of each and every piece of furniture and equipment.

This report does not form any part of a survey or structural report and is not intended to be used for valuation purposes. The inspection extends to areas that are readily accessible. BPI will not inspect lofts, basements, high-level cupboards or similar if access is restricted. Communal areas and shared spaces with other properties are excluded. The moving of any heavy furniture items or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view. BPI will not lift any mattresses or be able to view in any way the undersides of such; this could miss any damage present. BPI will note all or any present odours; their sense of smells will alter and so the accuracy of this is not something we can be held accountable for.

Meter readings (Electric, water, gas, heat and cooling) will only be recorded if BPI is informed of the meter location before the inspection. Meter readings will be taken if a meter is safely accessible and clearly labelled. The relevant utility companies, tenants and Agents/Landlords must check all meter readings, as we cannot be held responsible for any discrepancies.

Items such as live house plants, cleaning products, candles, letters, newspapers, magazines etc., are considered perishable. Books, DVD and other similar items will not be listed individually but will be stated as 'assorted' or 'collections'. Excessive amounts of assorted crockery, cutlery, glasses etc. will be listed as 'assorted' items unless agreed otherwise. BPI cannot move heavy contents i.e. Sofas due to health and safety.

BPI is not an expert in fabrics, woods, materials, antiques, etc. BPI are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so. You must tell BPI if any items within the property are brand new so that this can be stated at the time the report is carried out. All items are described for identification purposes. Sizes of objects are given only as approximate for the sole purpose of identification.

Lighting and electrical appliances will only be tested for power if plugged in on the date of inspection. Smoke alarms, carbon monoxide alarms and other similar items will also only be tested for power where practical. The full working order of these appliances will not be tested. Burglar alarms, panic alarms and gas appliances are not tested.

Where inventories are completed with tenants in situ and it is deemed difficult for BPI to differentiate between that belonging to the landlord or tenant, then the report may contain inaccuracies for which BPI cannot be held responsible. Any images/photographs taken may not reflect accurately the condition or damage as stated in our report as lighting and any other such conditions can greatly affect these images. Please use these images in connection with the written report. It is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "Ballard Property Inventories" within 7 days of an inspection/signature and receipt. This report should be thoroughly checked. Please note BPI cannot be held responsible for any errors, omissions or issues you may feel are contained within our reports. It is very important that any notes required within the report are mentioned to BPI at the time of the report being compiled.

At the end of the tenancy, the tenant must return all items to the relevant rooms as listed on the original Inventory before the Check Out inspection is carried out. The tenant may be charged where items have not been returned to their original positions/locations as stated on the check in report.

When a check out report is made all comparisons will be made at the time between how the property has been left with the original inventory report taken at the start of the tenancy. Meters will be checked where seen and where access is made possible. The check out of all items and goods not belonging to the property/tenancy must have been removed and cleaning must have been fully completed. The property must be left in the condition it was found on the day the tenancy started.

Safety Disclaimer - The Inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial condition of the items. None of the boilers, gas fires, hobs, water supplies, fire alarms, radiators or gas appliances have been checked for working order; this is not part of our standard report. Should any of the electrical appliances, switches and sockets or anything else mentioned be tested for power or working order it is absolutely no indication of its safety in any way. BPI are just stating the item or fixture is present, and its condition, at the time of this report. Blinds and cord safety 1st October 2014; all binds etc. must have safe pull controls/cords. We will not be held liable for any cords/controls that do not comply, whether we have noted this or not. Overlong cords can cause a health and safety issue. BPI do not in any circumstance look for signs of Legionella and will not in any way be held liable for such within any premises we carry out any such report on.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended 1993 - Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, can be indicated on the inventory as "fire resistant", but is not considered a part of our services. Where we see an F&F label this does not mean that we are stating in any way that this item is suitable and complies.

Fireguards - Where there are loose fireguards, not part of a heater, gas or electric fire this may be indicated on the inventory.

Smoke Alarm/Detectors & Carbon Monoxide Alarm/Detectors - It is the tenant's responsibility, or any other party such as the landlords or their agent, to inspect any smoke /alarm detector fitted in the property at regular intervals to ensure they are in full working order as per the manufacturer's instructions. We are not responsible to check these or if we have checked the power or working order of such equipment, this does not mean in any way it is still functioning or working effectively after our checks.

The Smoke and Carbon Monoxide Alarm England regulations 2015 - Smoke alarms/detectors, carbon monoxide alarms/detectors are not tested by BPI and are the responsibility of the Tenant / Instructing Principle / Landlord. If BPI are able to test them at all, it would only be for power. This would by no means show that in the event of any emergency, when they would perhaps be relied upon, that they will

function or work as required. BPI cannot be held liable in any way in any such situation. The presence and appropriate working order of these alarms is the law and all concerned parties such as the landlord, their agent, the tenant and/or our instructing principle must test them on a regular basis for their continued power and working order. This law is under The Smoke and Carbon Monoxide Alarm England regulations 2015. Under this law you must provide a working and tested smoke alarm/detector on every floor of the property and a carbon monoxide alarm/detector in every room that contains a solid fuel combustion appliance. Power and/or functionality tests must also be carried out on every new tenancy by law, via the Tenant / Instructing Principle / Landlord. As stated, BPI accept no responsibility whatsoever for any testing of, recording of missing or present and/or working order of any such smoke alarm/detectors and or carbon monoxide detectors within a property following a report or visit. No responsibility is taken for any damage or malfunction occurring during the testing of such alarms.

Fitness for human habitation act 2018 - The Act applies to the social and private rented sectors and makes it clear that landlords must ensure that their property, including any common parts of the building, is fit for human habitation at the beginning of the tenancy and throughout. To achieve that, landlords will need to make sure that their property is free of hazards which are so serious that the dwelling is not reasonably suitable for occupation in that condition. Most landlords take their responsibility seriously and do this already. BPI are not experts or qualified to note the safety or specific condition of areas noted within the report. BPI will only visually look and comment at the areas noted within the report. No responsibility is taken for any areas that may be deemed to not meet the conditions of the Fitness for human habitation act 2018.

1. CHECKLIST ITEMS		
Question	Answer	Comments
1.1 Date Inventory Report Made	N/A	10th June 2020
1.2 Date of Check In	N/A	10th June 2020
1.3 Person(s) Present	Yes	Mr and Mrs Sample
1.4 Keys Handed Over to Tenant by Ballard Property Inventories	Yes	

2. SCHEDULE OF CONDITION	
Item	Condition
2.1 Has the property been cleaned?	Yes to a professional standard
2.2 Is the property odour free?	Yes
2.3 Has all rubbish been cleared from the property?	Yes
2.4 Are all bulbs present and in working order?	Yes
2.5 Do all walls and woodwork appear in good order throughout?	Yes; newly decorated throughout
2.6 Do all ceilings appear in good order throughout?	Yes; newly decorated throughout
2.7 Is the flooring in good order throughout including carpets?	Yes; carpets professionally cleaned
2.8 Are window coverings functioning correctly and free from marks and rips?	Yes
2.9 Have all kitchen appliances been cleaned?	Yes; professionally cleaned
2.10 Has the oven and hob been cleaned?	Yes; professionally cleaned
2.11 Have fire safety labels been seen where applicable?	N/A
2.12 Is the garden in good seasonal order throughout, recently cut and tidy?	Yes
2.13 Location of stop cock?	Kitchen undersink

2. SCHEDULE OF CONDITION (CONT.)

2.14 Location of consumer unit?	Porch cupboard
2.15 Other Notes?	None

3. METERS

Item	Serial Number	Reading
3.1 Electric Meter	Location: Porch cupboard Serial No: Z15QU72492	23733
3.2 Gas Meter	Location: Porch cupboard Serial No: BGSML501336409	3353
3.3 Water Meter	Location: Front of property Serial No: 10M342744J	1566



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Ref #3



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Ref #3



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4. KEYS

Item	Description
4.1 Yale Key	Front Door; 2
4.2 Yale Key	Back Door; 2
4.3 Yale Key	Conservatory Door; 2
4.4 Post Box Key	Post Box; 1

5. ALARMS

Item	Location	Test Result
5.1 Smoke Alarm	Kitchen - Ceiling mounted	Tested for power
5.2 Smoke Alarm	Living Room - Ceiling mounted	Tested for power
5.3 Carbon Monoxide Alarm	Kitchen - Free-standing	Tested for power

6. FRONT EXTERIOR		
Item	Description	Condition
6.1 Garden	Slab laid pathway leading to front door; Singled to both sides; Healthy shrubs; 2	Slightly uneven, some weeds to paving and shingle
6.2 Parking	1 parking space opposite garage (red garage door)	
6.3 Refuse	Brown wheelie bin; Black wheelie bin; Purple wheelie bin	
6.4 Additional Items / Wall Fixtures	Green pots; 2; Black metal wall bracket with hanging basket; Black metal post box; Wooden plaque; Exterior wall light with plastic casing; Satellite dish / aerial; Coir patterned door mat	Weathered plaque; Cobwebs and light marks to postbox; Light not tested; Worn mats
6.5 Fitness for Human Habitation Act 2018 (areas only visually inspected)	Roof Guttering Downpipes External walls External windows Chimney	All present and appear in good order; Weathered wooden trim to porch



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6. FRONT EXTERIOR (CONT.)

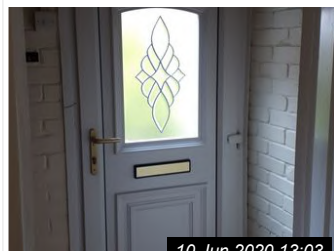


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7. FRONT ENTRANCE & PORCH

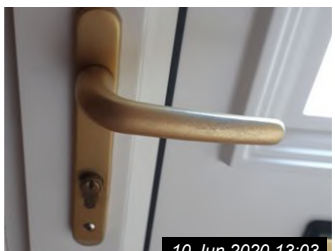
Item	Description	Condition
7.1 Door & Frame	UPVC frame and door; white; single panel with decorative glass pane;	Light marks to door and frame exterior; Black marks to corners of frame interior
7.1.1 Furniture	Brass lever handle, integrated locks; Brass letterbox; Door-bell mounted to frame	Light wear to all fittings
7.2 Floor	Laminate wood flooring, mid-brown	Light wear across flooring
7.3 Walls	Exposed brickwork painted magnolia	Black marks to LH wall at base; Previous fixings painted over to LH wall
7.4 Ceiling	Panelled wood, mid-brown	In good clean order
7.5 Lighting	Enclosed fitment, bulb	Tested in working order
7.6 Electrics & Communications	White plastic as fitted;; Light switch 1-gang; 1	In good clean order
7.7 Built-In Cupboard	2 wood louvred doors, mid-brown; 2 brass handles; Nickel effect hook and eye; Flooring Laminate wood flooring, mid-brown; Exposed brickwork painted white to RH wall, green to opposite and LH with some unpainted areas.; Ceiling panelled wood, mid-brown	Wear across centre; Black marks to RH and opposite sides throughout; Hole to LH with cut cables
7.7.1 Fitted Items	Gas meter; Electric meter; Consumer unit; white plastic; Shelf, wood, mid-brown Hanging rail, chrome effect	Rail bent towards centre
7.8 Additional Items	'house keys' hook mounted to opposite wall; Cat flap, white plastic mounted to back wall; Key hook batten mounted to back wall	In good clean order; All in good, working order

7. FRONT ENTRANCE & PORCH (CONT.)



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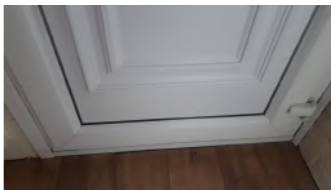
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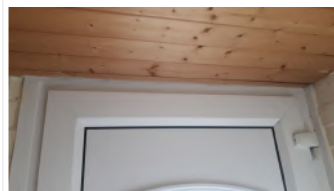
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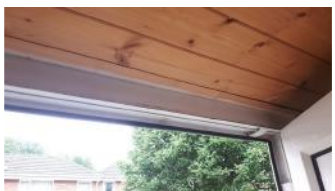
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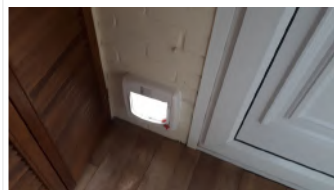
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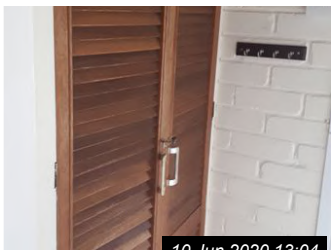
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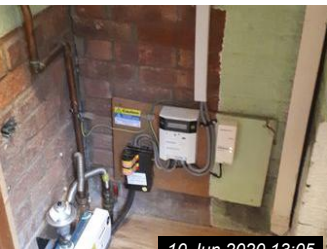
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7. FRONT ENTRANCE & PORCH (CONT.)



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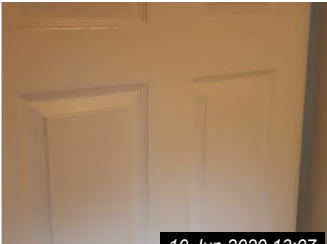
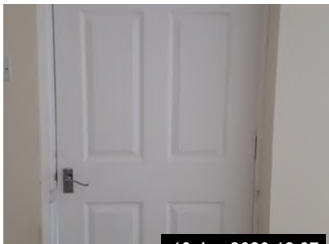
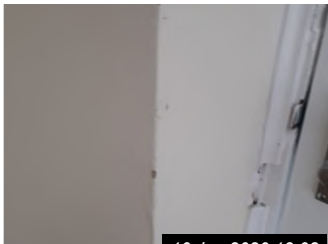
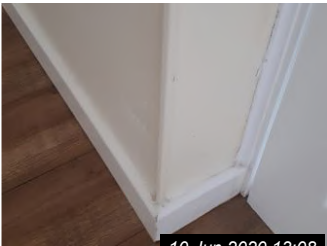
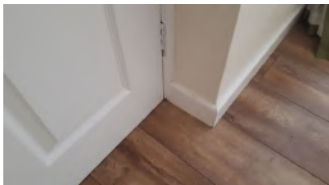


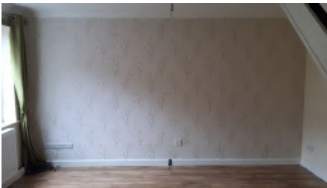
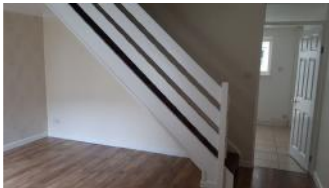
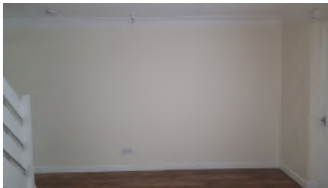
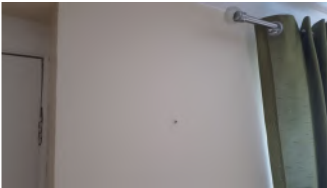
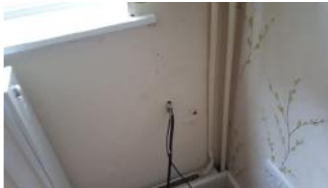
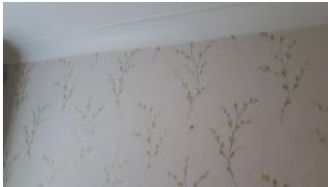
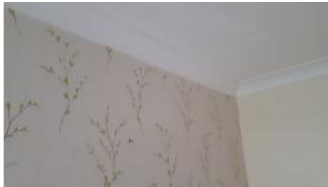
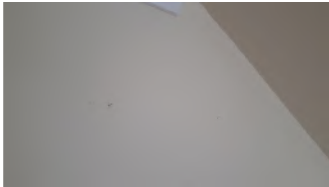
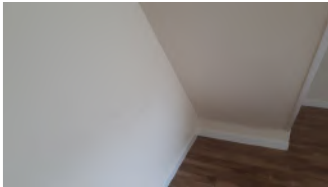
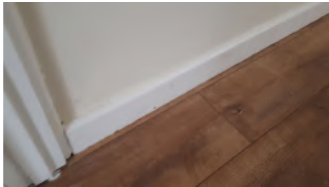
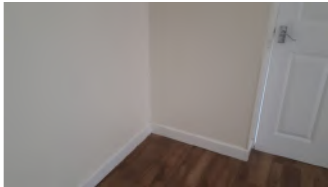
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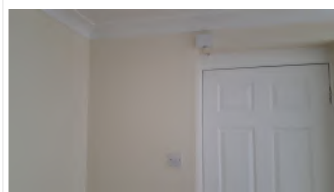
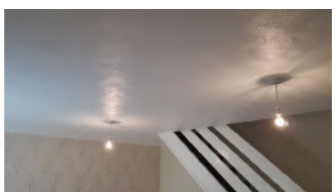
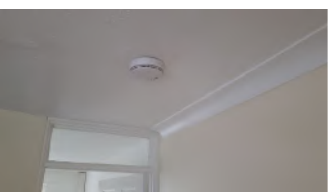
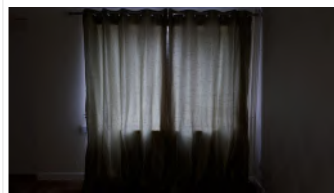
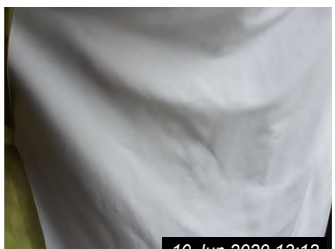
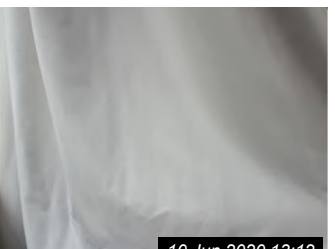
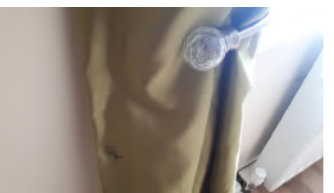
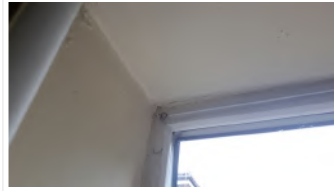
8. LIVING ROOM

Item	Description	Condition
8.1 Door & Frame	Panelled door, wood, painted white; matching frame	Freshly painted door; Painted over defects; Some drips marks; Frame chipped to exterior at base
8.1.1 Furniture	Nickel effect lever handle	Light marks
8.2 Floor	Laminate wood flooring, mid-brown	Light wear across flooring; Light scratch to foot of stairs; Paint drips around bottom of banister
8.3 Skirting	Wood, painted white	Faint marks throughout; Capped piping to LH wall
8.4 Walls	Flat plastered painted magnolia to 3 sides; Cream floral wallpaper to LH wall	Chipped to entrance RH at mid-height; Faint marks throughout Screw to back wall; Uneven finish to plaster in places; Exposed cable to back wall; Marks around black fascia to back wall; Hole to back wall in corner; Black marks to back wall corner; Edges of wallpaper visible; 2 screws to LH wall; 2 nails to opposite wall; Furniture marks to opposite wall
8.5 Ceiling	Artex painted white; Coving painted white	In good clean order
8.6 Lighting	Plastic rose, flex, bulb; 2	Tested, in working order

8. LIVING ROOM (CONT.)		
8.7 Heating	Panelled radiator complete with thermostat and end cap, white	In good clean order
8.8 Window & Sill	UPVC frame; white; double glazing; 2 openings; 3 panes; handles; white metal; integrated locks; key in situ Sill; wood; painted white	Light marks to corners, sill and handle; Glass clean
8.9 Window Covering	Curtain pole; brushed metal - matching brackets and hooks. Crystal effect ball to end of hooks and finials Full length green curtains; Roller blind, grey, beaded chain; Net curtain cord to hooks and nails affixed to top of frame	Slightly discoloured to curtain lining; LH curtain stained mark
8.10 Electrics & Communications	White plastic as fitted; Telephone socket; 1; Blank fascia; 1; Cable through wall; 2; Double electric socket; 5; Single electric socket; 1; Light switch 2-gang; 1; Door bell chime; 1	
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8. LIVING ROOM (CONT.)			
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8. LIVING ROOM (CONT.)

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8. LIVING ROOM (CONT.)



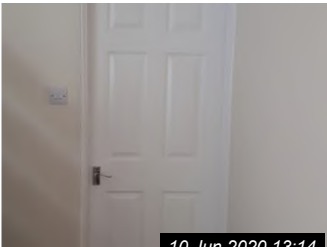
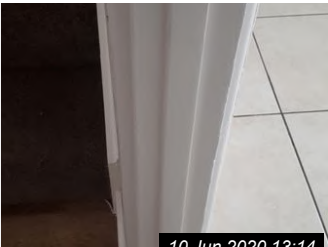
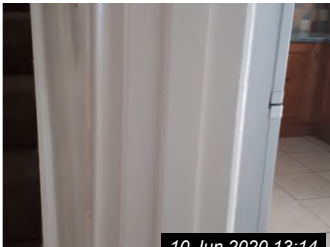
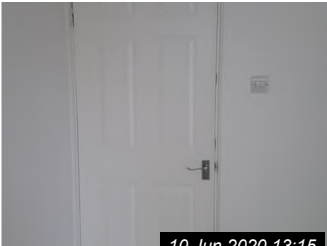
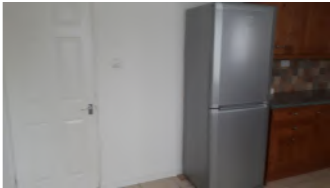
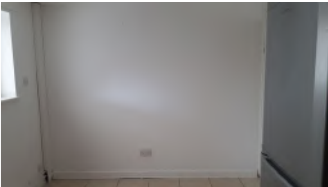
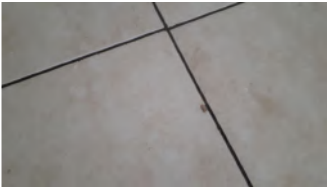
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Ref #8

9. KITCHEN

Item	Description	Condition
9.1 Door & Frame (leading to kitchen from living room)	Panelled door, wood, painted white; matching frame; Glass pane above doorway	Freshly painted; Painted over defects; Marks to edge of glass pane
9.1.1 Furniture	Chrome effect lever handle	In good clean order
9.1.2 Threshold	Aluminium threshold strip	In good clean order
9.2 Floor	Cream tiled; grey grout	Multiple thumb-sized chips throughout
9.3 Skirting	Wood, painted white	Freshly painted; Loose section to opposite wall
9.4 Walls	Flat plastered painted white; Cream/terracotta/green mosaic tiles as splash back around worktop	1 screw to RH wall
9.5 Ceiling	Flat plastered painted white	Freshly painted; All in good, working order
9.6 Lighting	Chrome effect bar fitment; 4 angled spot lights and bulbs; 2; Under counter strip lights; 4	Tested, in working order
9.7 Window & Sill	LH window; UPVC frame; white; double glazing; 1 opening; 1 panes; 1 handle, white metal; integrated lock; Sill; wood; painted white; RH window; UPVC frame; white; double glazing; 1 opening; 1 panes; 1 handle, white metal; integrated lock; Sill; wood; painted white	LH & RH window Marks to corners of frame; Screws affixed to top of frame; Light mark to handle; Glass clean
9.8 Electrics & Communications	As fitted white plastic;; Light switch 2-gang; 1; Light switch 1-gang; 1; Double electric socket; 7; Isolator; 3 Blank fascia; 1	In good clean order
9.9 Worktop	Green/grey speckled gloss finish surface	Slightly discoloured to sealant around of worktop

9. KITCHEN (CONT.)		
9.10 Sink	Stainless steel, bowl and half, drainer; Chrome effect mixer tap; 2 wastes; 2 strainers	Small white spots in places; Lime scale to end of tap; Minor cleaning scratches
9.11 Kitchen Units	Mid-brown wood panelled doors; nickel effect knob handles; White interior with brown trim; Mid-brown kickboard	
9.11.1 Wall Units	1 double unit - 2 shelves 6 single units - 2 shelves 1 corner unit - 2 shelves	Light wear to shelving and base
9.11.2 Base Units	1 double unit - under sink; 2 single units - 1 shelf; 1 corner unit - plastic carousel unit; 1 corner unit - 1 shelf;	Loose door to RH door of corner unit; Caddy bin left underneath sink
9.11.3 Drawer Units	3 drawer units; Cutlery insert, grey plastic	In good clean order
9.12 Hob/Oven	Freestanding stainless steel oven with hob. ; Model Hotpoint HUG61X; Serial Number 491911003597 4 gas burners, 2 rivets; Glass lid; 6 control dials, 3 buttons and digital clock Oven and separate grill each with glass fronted doors and bar handles; 1 rack to grill; 1 pan with rack and handle to grill; 2 racks to oven	Cleaning marks to glass cover; Light marks to rivets; Cleaning residue to back and front of oven
9.13 Extractor Hood	Stainless steel extractor hood; wall mounted; Filter and 2 lights	Tested, in working order; 1 light working; Filter and underside unclean and sticky to touch
9.14 Fridge / Freezer	Freestanding; silver; Model Beko CDA751FS Serial Number 0710563211 Glass shelves; white plastic trim; 3; Glass shelf; 1; Plastic salad drawer; 2 Plastic door shelves; 4; Freezer compartments; 4 - top includes ice maker hatch	Slight indentations to exterior; Light marks to interior sides and base; Fully defrosted; Light marks to rubber trim of freezer
9.15 Dishwasher	Freestanding; white; Model Bosch SGS43E02GB/43 Serial Number 013100230827000832 2 wire racks and cutlery tray	Corrosion in places to racks; Scratches to inside of door near top; Fully cleaned
9.16 Additional Items	Manuals for boiler, washing machine, tumble dryer, carbon monoxide alarm and smoke alarm.; Spare light bulbs, 2 handles and worktop trim; Hive control panel and connections	In good clean order

9. KITCHEN (CONT.)			
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 10 Jun 2020 13:15	 10 Jun 2020 13:15	 10 Jun 2020 13:15	 10 Jun 2020 13:15
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9. KITCHEN (CONT.)



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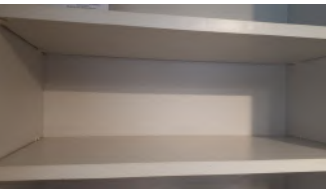
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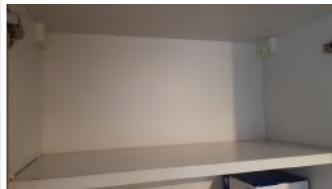
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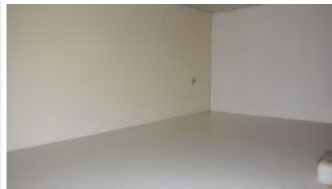
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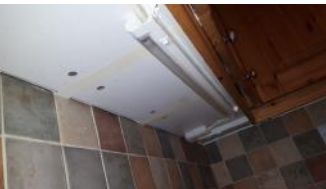
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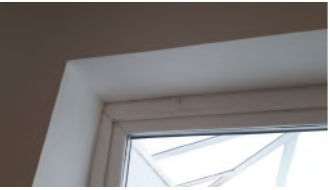
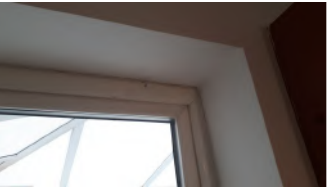
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9. KITCHEN (CONT.)			
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9. KITCHEN (CONT.)			
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9. KITCHEN (CONT.)			
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9. KITCHEN (CONT.)			
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9. KITCHEN (CONT.)



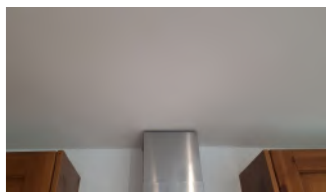
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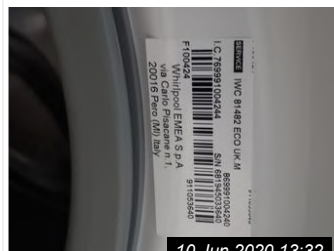
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10. CONSERVATORY

Item	Description	Condition
10.1 Door (from kitchen)	UPVC frame and door; white; single panel with and glass pane	Marks to frame and door exterior at base; Glass clean
10.1.1 Furniture	Brass lever handle; integrated lock	Light wear
10.2 Back Door & Frame (leading to garden)	White UPVC; Double glazed sliding doors; 2; Double glazed windows to each side; 2	Marks to corners of frame; Nails affixed to top of frame; Glass clean
10.2.1 Furniture	White metal pull handle; Integrated Yale lock and pull lock	Light wear
10.3 Floor	Cream tiled; grey grout	Grout discoloured in places; Light paint marks
10.4 Skirting	Cream tiled; grey grout	Grout discoloured in places; Light paint marks
10.5 Walls	Flat plastered painted white; Plastic white trim to top of wall	Freshly painted wall; Marks to plastic trim; 2 Plastic hooks affixed to trim above windows/ doors; 1 plastic hook to back wall above entrance
10.6 Ceiling	Opaque plastic covering with access hatch, UPVC white trim	Marks to exterior
10.7 Lighting	Wall mounted up-lights, grey metal casing and bulbs; 4	Tested in working order
10.8 Heating	Panelled radiator complete with thermostat and end cap, off-white	Light corrosion to base; Marks to sides
10.9 Electrics & Communications	As fitted white plastic;; Double electric socket; 5; Isolator; 2; Light switch 1-gang; 1	In good clean order
10.10 Washing Machine	Freestanding; white; Model Indesit IWC81482 Serial No 681945033640	Newly fitted; clean

10. CONSERVATORY (CONT.)		
10.11 Tumble Dryer	Freestanding; white; Model Indesit IDV75 Serial No 912192030	Newly fitted; clean
10.12 Additional	Black marble effect work surface above utility appliances; 2 plastic ventilation grill affixed to wall; Brass for roof opening	Faint marks to work surface
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10. CONSERVATORY (CONT.)



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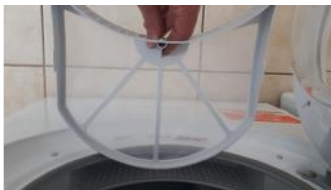
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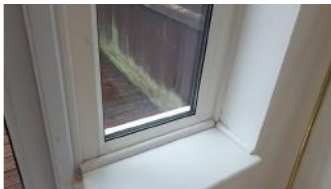
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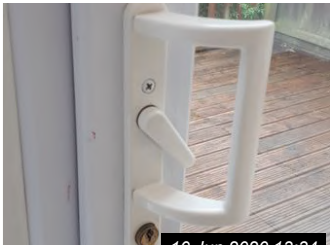
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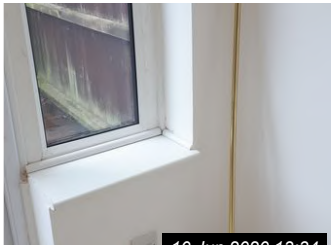
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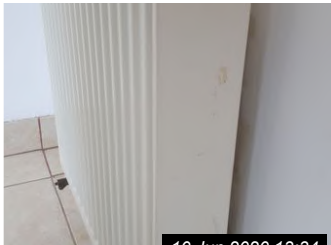
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10. CONSERVATORY (CONT.)



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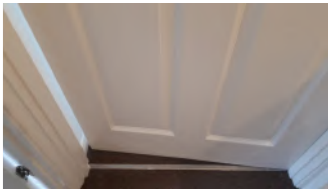
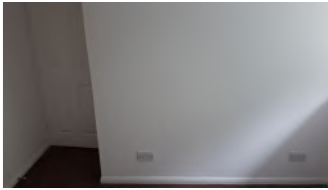
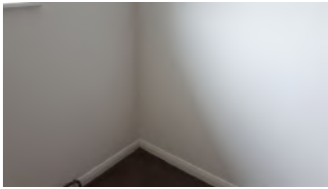
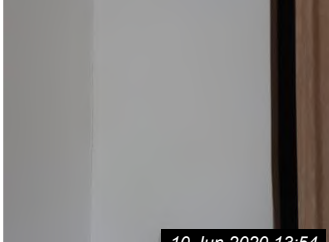
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11. STAIRS & LANDING

Item	Description	Condition
11.1 Handrail	Banister and posts, wood painted white	Freshly painted; Painted over defects
11.2 Floor	carpet, brown	Lightly worn through centre
11.3 Skirting	wood, painted white	Freshly painted; Painted over defects
11.4 Walls	Flat plastered painted magnolia; Cream floral wallpaper to opposite wall on landing	Faint marks in places; 2 picture hooks to back wall above stairs; 4 screws to opposite wall; 2 screws to RH wall above bathroom doorway
11.5 Ceiling	Artex painted white	In good clean order
11.6 Lighting	Plastic rose, flex, bulb;	Tested in working order
11.7 Heating	Panelled radiator complete with thermostat and end cap, white; Aluminium threshold strip	In good clean order
11.8 Electrics & Communications	White plastic as fitted; Light switch 2-gang; 1; Light switch 1-gang; 1; Single electric socket; 1	In good clean order

12. BEDROOM 1 - REAR DOUBLE		
Item	Description	Condition
12.1 Door & Frame	Panelled door, wood, painted white; matching frame	Freshly painted; Painted over defects; Nail to exterior of frame, painted over
12.1.1 Furniture	Nickel effect lever handle	Paint marks to edges
12.1.2 Threshold	Aluminium threshold strip	In good clean order
12.2 Floor	Carpet, brown	Light wear around edges
12.3 Skirting	Wood, painted white; Door-stop; chrome effect spring with white end-piece	Freshly painted; Painted over defects
12.4 Walls	Flat plastered painted white	Freshly painted; Painted over defects, some uneven areas; Nail to back wall; Coat hook to RH wall, next to wardrobe; 5 Rawl plugs around window
12.5 Ceiling	Artex painted white; Loft hatch and frame, wood painted white, 2 hooks	Ceiling in good clean order; Slightly untidy finish to latch; Loft space not inspected
12.6 Lighting	Enclosed fitment with fan, 2 pull-cords	Untested
12.7 Heating	Panelled radiator complete with thermostat and end cap, white	In good clean order
12.8 Window & Sill	UPVC frame; white; double glazing; 1 opening; 2 panes; 1 handle white metal; integrated locks; key in situ Sill; wood; painted white	Light marks to corners, handle and sill Glass clean
12.9 Window Covering	Curtain pole; black metal, matching brackets, hooks and finials;	In good clean order
12.10 Electrics & Communications	White plastic as fitted; Double electric socket; 4; Single electric socket; 1; Light switch 1-gang; 1	In good clean order
12.11 Built-in Wardrobe	2 full-height sliding doors, wood, light-brown on runners.; Beige carpet Flat plastered painted magnolia to RH, white to LH; Pink floral wall-paper to RH; Artex painted white ceiling 1 divider, wood; 8 shelves, wood; 2 hanging rail; brass	Marks to walls; Light marks to shelving, door and runner

12. BEDROOM 1 - REAR DOUBLE (CONT.)

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12. BEDROOM 1 - REAR DOUBLE (CONT.)



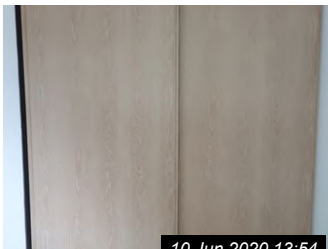
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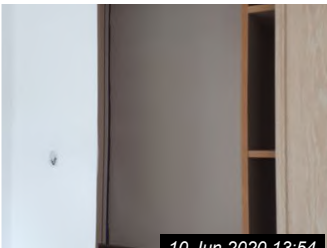
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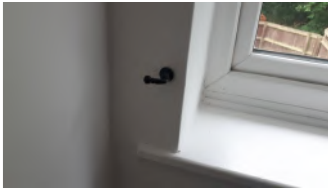
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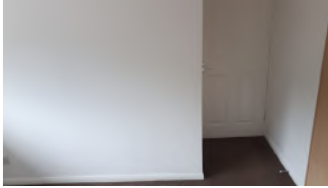
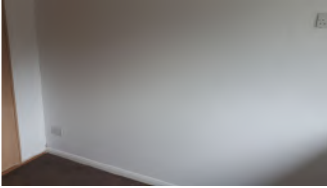


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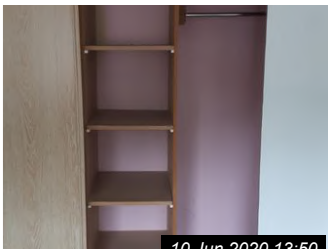
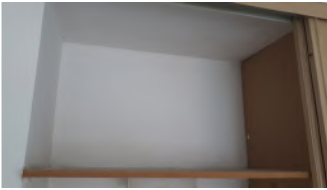
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13. BEDROOM 2 - FRONT DOUBLE		
Item	Description	Condition
13.1 Door & Frame	Panelled door, wood, painted white; matching frame	Freshly painted; Painted over defects; Nail to exterior of frame, painted over
13.1.1 Furniture	Nickel effect lever handle	Paint marks to edges
13.1.2 Threshold	Aluminium threshold strip	In good clean order
13.2 Floor	Carpet, brown	Light wear around edges
13.3 Skirting	Wood, painted white; Door-stop; chrome effect spring with white end-piece	Freshly painted; Painted over defects
13.4 Walls	Flat plastered painted white	Freshly painted; Painted over defects, some uneven areas; Nail to LH wall and back wall Hole to back wall near base
13.5 Ceiling	Artex painted white	In good clean order
13.6 Lighting	Plastic rose, flex, bulb	Tested, in working order
13.7 Heating	Panelled radiator complete with thermostat and end cap, white	In good clean order
13.8 Window & Sill	UPVC frame; white; double glazing; 1 opening; 2 panes; 1 handle white metal; integrated locks; key in situ Sill; wood; painted white	Light marks to corners, handle and sill 1 nail to top of frame; Glass clean
13.9 Window Covering	Curtain pole; white metal, matching brackets and finials;	In good clean order
13.10 Electrics & Communications	White plastic as fitted; Double electric socket; 3; Single electric socket; 1; Telephone socket; 1; Light switch 1-gang; 1	Painted over telephone socket
13.11 Built-in Wardrobe	2 full-height sliding doors, wood, light-brown on runners.; Brown carpet Flat plastered painted pink to RH, white to LH; Pink floral wall-paper to RH; Artex painted white ceiling 2 divider,s wood; 7 shelves, wood; 1 hanging rail; chrome effect; Strip light with switch and isolator	Wood missing from end of runner; Marks to walls; Light tested not working; Light marks to shelving, door and runner

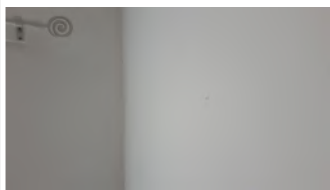
13. BEDROOM 2 - FRONT DOUBLE (CONT.)

 10 Jun 2020 13:48 Ref #13	 10 Jun 2020 13:48 Ref #13	 10 Jun 2020 13:48 Ref #13	 10 Jun 2020 13:48 Ref #13
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13. BEDROOM 2 - FRONT DOUBLE (CONT.)

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13. BEDROOM 2 - FRONT DOUBLE (CONT.)



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14. BEDROOM 3 - FRONT SINGLE

Item	Description	Condition
14.1 Door & Frame	Panelled door, wood, painted white; matching frame	Patchy paint finish to door
14.1.1 Furniture	Nickel effect lever handle	Newly fitted
14.1.2 Threshold	Aluminium threshold strip	Missed section to inside
14.2 Floor	Carpet, brown	Light wear to centre
14.3 Skirting	Wood, painted white	Freshly painted; Painted over defects
14.4 Walls	Flat plastered painted white	Freshly painted; Painted over defects, some uneven areas
14.5 Ceiling	Artex painted white	Freshly painted
14.6 Lighting	Plastic rose, flex, bulb;	Tested in working order
14.7 Heating	Panelled radiator complete with thermostat and end cap, white	In good clean order
14.8 Window & Sill	UPVC frame; white; double glazing; 1 opening; 1 pane; 1 handle white metal; integrated lock; key in situ Sill; wood; painted white;	Light marks to corners, handle and sill Holes to top of frame; Glass clean
14.9 Window Covering	Curtain pole; black metal, matching brackets and finials	
14.10 Electrics & Communications	White plastic as fitted; Double electric socket; 2 Cable through wall; 1; Light switch 1-gang; 1	

14. BEDROOM 3 - FRONT SINGLE (CONT.)



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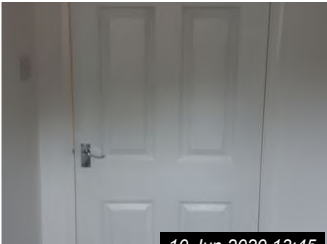
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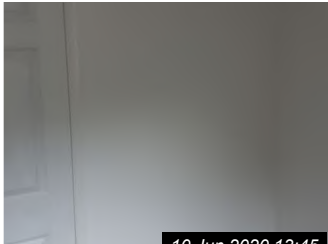
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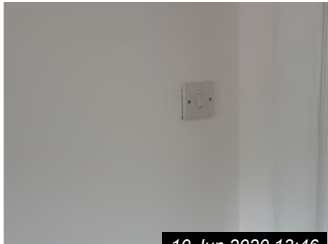
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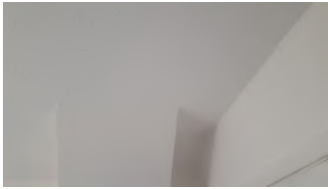
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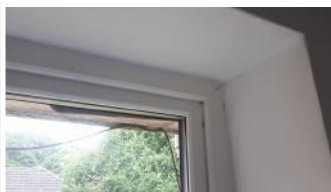
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14. BEDROOM 3 - FRONT SINGLE (CONT.)



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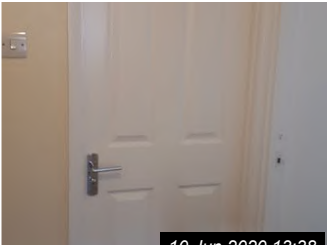
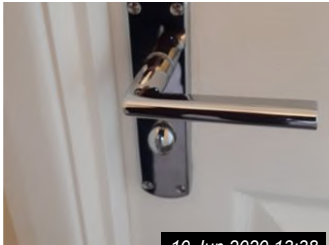
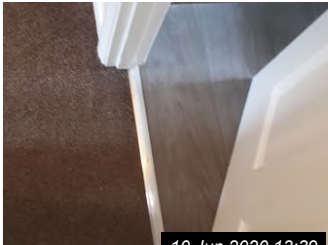


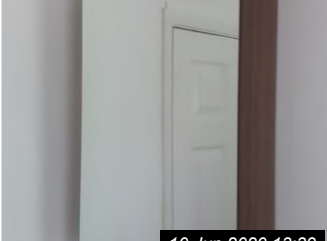
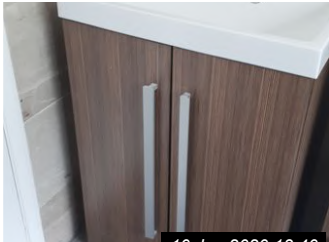
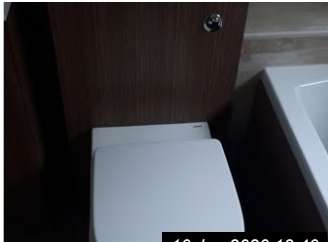
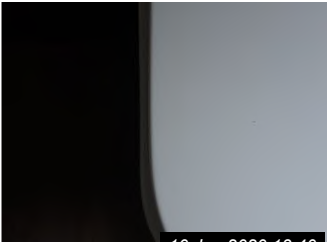
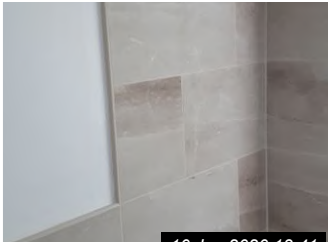
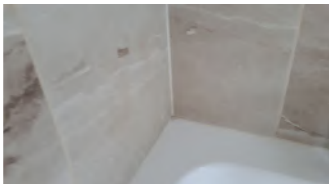
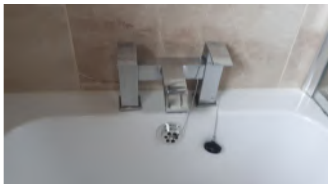
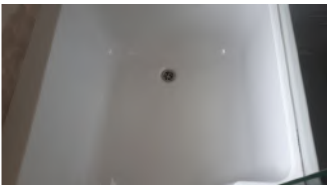
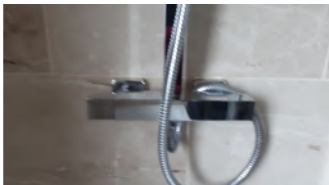
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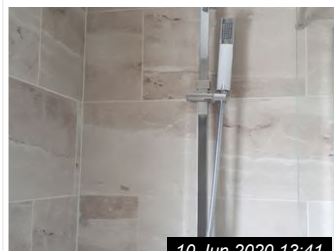
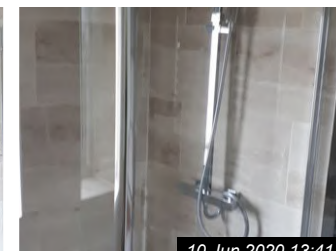
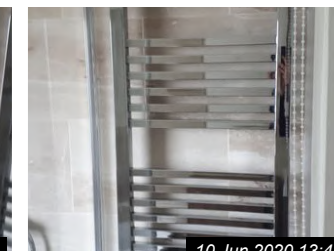
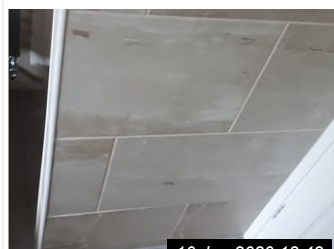
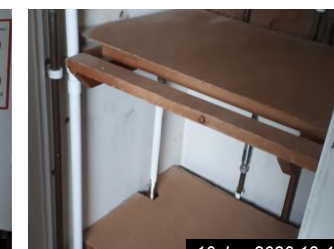
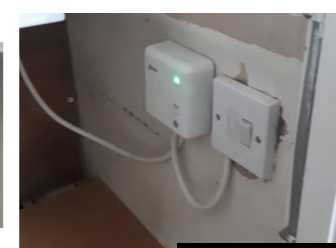
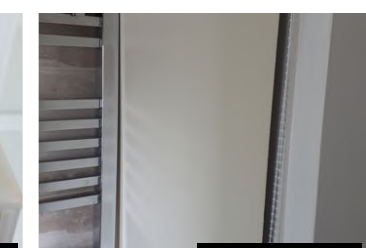
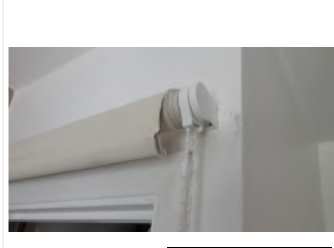
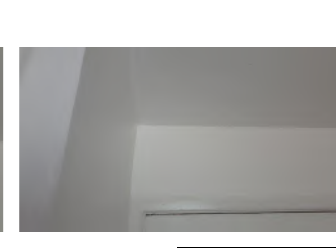
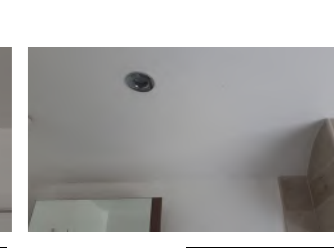
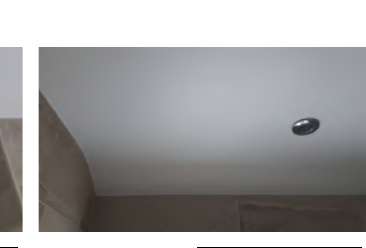
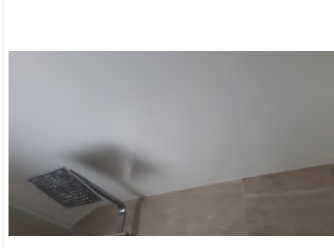
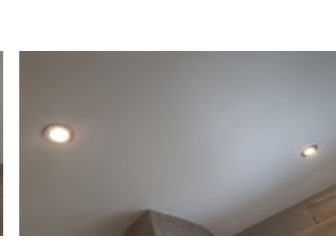
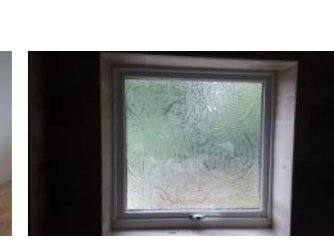
15. BATHROOM

Item	Description	Condition
15.1 Door & Frame	Panelled door, wood, painted white; matching frame	Newly painted; Painted over defects
15.1.1 Furniture	chrome effect lever handle with thumb-lock	Newly installed
15.1.2 Threshold	Aluminium threshold strip	In good clean order
15.2 Floor	Laminated wood effect; greyish-brown	Discoloured to edges
15.3 Walls	Flat plastered painted white; Tiled, beige marble effect with matching grout and trim - half-height around basin, full-height around bath	In good clean order; Rubber pad affixed to RH wall; Paintwork chipped around blind fittings
15.4 Ceiling	Flat plastered painted white	In good clean order
15.5 Lighting	2 chrome effect spotlights with bulbs	Tested in working order
15.6 Heating	Ladder towel radiator; TRV; end cap; chrome effect	In good clean order
15.7 Window & Sill	UPVC frame; white; frosted double glazing; 1 opening; 1 pane; 1 handles - white metal; integrated locks; key in situ Sill, tiled	Light marks to corners of frame and handle
15.8 Electrics & Communications	Plastic rose, white pull-cord; white end-piece	Loosely fitted rose

15. BATHROOM (CONT.)		
15.9 Basin	Sink, porcelain; white; Mixer taps, overflow and pop-up plug; Chrome effect; Vanity unit; dark-brown wood laminate, 2 doors each with bar handle and 1 shelf	Light corrosion to end of tap
15.10 WC	White low level WC; Push button flush; chrome effect; Seat and lid; white plastic	Seat and lid affixed slightly off centre
15.11 Bath/Shower	White acrylic bath with chrome effect mixer tap fixed to centre, matching waste and overflow; panel white plastic; black rubber chained plug; Chrome effect mixer bar, riser bar, hose and 2 shower-heads	Lime scale to larger showerhead
15.12 Shower Screen	2 glass panes affixed to bath with L-bracket, chrome effect trim	In good clean order
15.13 Accessories	Mirrored wall cabinet; dark-brown trim and 1 shelf	In good clean order
15.14 Boiler Cupboard	Frame, wood painted white; Roller blind, cream beaded chain and cleat used as cover; Unfinished interior, flat plaster; Flooring; Laminated wood effect; greyish-brown	Dusty to top of cupboard; White paint in places to walls, mainly unfinished and marked
15.14.1 Fitted items	Combi boiler and associated connections; 2x slatted shelves, wood with 2 loose ply-wood coverings	Faint marks
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15. BATHROOM (CONT.)			
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15. BATHROOM (CONT.)

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15. BATHROOM (CONT.)



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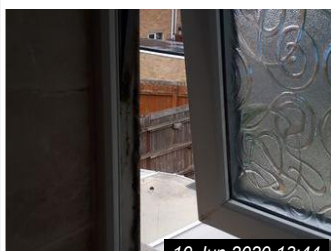
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16. REAR EXTERIOR

Item	Description	Condition
16.1 Boundaries	Wooden fencing to all sides, painted mid-brown	Weathered; Kingfisher model attached to fence
16.2 Decking	Full width wooden decking, mid-brown; Bamboo covering to side of conservatory; Handrail and supporting posts, wood, mid-brown	Weathered decking and handrail Soft under foot to LH side; Discarded items behind covering
16.3 Garden	Paving slabs through centre; Borders to each sides with multiple flowers and shrubs, wooden decking boards for edging; Flat concrete section edged by shingle and larger stones	Some small weeds in between slabs and to borders.; Uneven slabs; Healthy foliage Washing line hole to centre of paving; Leaf debris within shingle
16.4 Gate	Battened wooden gate, painted mid-brown; Ring latch and flat latch; Arsenal plaque	Weathered; Corroded fittings
16.5 Additional Items / Wall Fixtures	Water tap, hose and reel	Untested



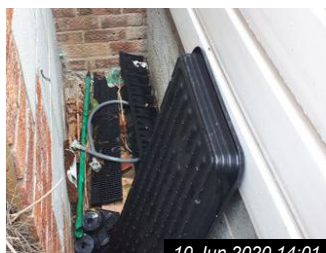
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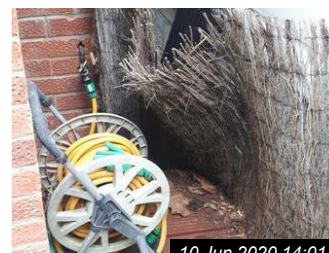
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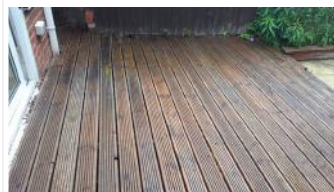
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16. REAR EXTERIOR (CONT.)

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16. REAR EXTERIOR (CONT.)



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17. GARAGE

Item	Description	Condition
17.1 Door	Up and over red painted metal door with padlock	Unable to close securely - will be repaired on 12/06/2020
17.2 Floor	Concrete	
17.3 Walls	Brick walls	
17.4 Additional Items	Wooden shelving unit; Paint pots; Hook fixed to floor	

Declaration

I/We acknowledge receipt of this inventory and certify that I/We have carefully checked the foregoing Inventory and Check In Report and consider this to be a fair and correct schedule of condition of contents therein. It is assumed I/We have agreed to all details within the inventory and the ingoing inventory shall be used as the binding inventory in which to check you of the premises.

I/We understand if any queries or amendments need to be made to email (info@ballardpropertyinventories.co.uk) within 7 days from receipt of the inventory. If no amendments are received within this time frame I/We are deemed to have agreed with the contents of this report.

Signed by the _____
 Signature _____
 Print Name _____
 Date / /

Signed by the _____
 Signature _____
 Print Name _____
 Date / /