



## Inventory and Schedule of Plight and Condition (with Check-In Report)

### Address of property

**Penfold Cottage,  
Thames Street,  
Sonning,  
Reading  
RG4 6UR**

### Client details

**Haslams  
159 Friar Street  
Reading  
Berkshire  
RG1 1HE**

**Assessors name:** Mark Uttley  
**Assessment date:** 28 April 2020  
**Booking Ref:** 36001281



### Inventoryclerk Base Ltd

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# Disclaimer

This inventory prepared by Inventoryclerk Base Ltd. is produced as an "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 at the time of inspection, and should not be used as an accurate description of each and every piece of furniture and equipment or as a structural survey report, but can be used as a way of identifying the condition of everything recorded.

Because the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques etc: nor is a qualified surveyor or valuer, they 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 obviously so. Please be advised that items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord, and although every reasonable effort will be made to record such rooms and items within such rooms or buildings, the Inventory Clerk cannot be held responsible for any non-recording if there are adverse circumstances affecting access or viewing. Further, the movement of any items of heavy furniture or appliances will not be undertaken and therefore some observations may be limited where such items restrict full view.

Where inventories are completed with tenants in situ - i.e. already occupying the property - and it is deemed difficult for Clerks to differentiate between that belonging to the landlord or tenant, the report may contain inaccuracies for which the Clerk will not be held responsible, especially if areas within the property are inaccessible or viewable through conditions prohibiting easy viewing.

It is highly recommended that validation of this inventory be completed by landlord and, or tenant to confirm its accuracy. Any queries or discrepancies relating to the description or content must be addressed to the Clerk directly or, Inventoryclerk Base Ltd. within 14 days of the date of inspection

Please note that the inventory is compiled in such a way as to reflect that which the Clerk observed at time of inspection and that any dilapidations, faults, breakages, dirt etc. is only noted if seen; otherwise that which is listed as presumed to be in good order even if that recorded is not necessarily new or perfect.

## Accuracy of this Report

Whilst every care is taken to ensure the accuracy of this inventory, 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 mark@inventoryclerk.biz within 7 days of an inspection/receipt. This report should be thoroughly checked. If we do not hear from you within this period in writing, we can assume that this report is an accurate representation of the condition of the property. Please note ICB Ltd and our clerks cannot be held responsible for any errors, omissions, differences in opinions or issues you may feel are contained within our reports. This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

## 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 on the date of the inventory and the superficial condition of the items. None of the electrical or gas appliances have been checked as to working order and may be recorded differently by tenants following subsequent use of.

The Inventory Clerk may not be a qualified electrician, HHSRS or Fire Regulation expert and is not required to report on anything which may contravene any housing or safety regulations although the Clerk may indicate where something appears to require attention.

## Housing health and safety rating system (HHSRS)

The HHSRS has been introduced in light of the Housing Act 2004 (the Act) and is guidance for Landlords and Property Related Professionals. The Act changes the way local authorities assess housing conditions. They will now look at the condition of properties using a risk assessment approach called the Housing Health and Safety Rating System (HHSRS). This HHSRS does not set out minimum standards. It is concerned with avoiding or, at the very least, minimising potential hazards. This means that landlords should also review conditions regularly to try to see where and how their properties can be improved and made safer.

Inventory Clerks, although not qualified to assess the condition of properties under the HHSRS system, will however use common sense linked to guidelines issued by the government to indicate any potential hazard in the property. Where an Inventory Clerk has a concern, then anything seen which in their view poses a risk to the health and safety of occupants will be marked with (++++) on the inventory.

## Furniture & furnishings (fire) (safety) regulations 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the inventory as "fire resistant". In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that such items comply with the above regulations, they will be marked with 4 asterisks (\*\*\*\*) on the inventory; this does not mean however that they do not comply, it means that no appropriate label has been seen. Where there are any loose fireguards, which are not part of a heater gas or electric fire, they will also be indicated on the inventory as being part of the fire they supposedly protect.

## Smoke detectors

It is the tenant's responsibility to inspect any smoke or CO detector fitted in the property at regular intervals during the tenancy, in order to ensure they are in full working order as per the manufacturer's instructions. Although it is the Landlord's responsibility to ensure the correct products are appropriately fitted, again as per the manufacturer's instructions, as well as ensuring they are in working order at the commencement of a tenancy. The Inventory Clerk may note on the inventory the location – or lack – of any required detectors (including their appropriate siting), and were possible, may indicate any visible or auditory signals emitted if test buttons are activated. Under no circumstances will the Inventory Clerk be held responsible for the testing of or, be liable for the accurate reporting of any smoke or CO detectors' working order.

## Utility meters

Gas, electricity, oil, water and propane readings along with serial numbers are given as a service and will be recorded providing access is reasonable and safe. Meters in unsafe condition or locations, will not be read and clients notified as to the reason

Measurement of oil tanks or propane gas will be made according to what's seen with any electronic measurement device or outside-of-tank visual inspection. Measurements will not be made via estimations or dipping of any oil tanks or similar.

## Guidance notes for landlords, tenants and adjudicators on the use of this document

Inventoryclerk Base Ltd. and the Inventory Clerks who work within the Inventoryclerk Base Ltd. organisation, produce a range of inspections and reports, which may differ in style and content than other inventory services, and therefore, it is important that relevant parties receiving this document are fully aware of how and why it is produced the way it is, and to help with this, please find below information which may assist in understanding its contents.

### The Inventory

An inventory is a report which is produced following a property inspection, listing and describing each and every component and content of a property in the context of "as seen" at the time of the inspection. As seen meaning a written and photographed "snapshot", to be used as the basis of how the property's condition and its contents were seen by the Inventory Clerk. The inventory may have additional notes or observations added by relevant parties to confirm or enhance its accuracy.

**IMPORTANT:** unless stated otherwise - either in brackets or in a separate column next to the item referred to - the listed item is assumed to be in good and clean order, although not necessarily new or perfect.

Fair wear and tear is not considered at the time of inventory make, although the Inventory Clerk may offer an opinion as to an item's age or condition if it helps in future identification, e.g. appears old or new.

### The Check-in

As the name implies, this report is used to qualify the accuracy – with any additional notes or information – of the inventory at move-in by the Inventory Clerk and tenant or tenant's representative.

**IMPORTANT:** a check-in is not a duplication or substitute for an inventory, although it may accompany or support an inventory in distinguishing anything which needs adding to or altering within the inventory.

The check-in report may vary in style according to the Landlord or Letting agent's needs, but typically will include a record of meter readings and keys recorded at time of the tenant move-in. The report may accompany, be included, or be supplied separately from the inventory, and may be used as support material in deciding apportionment with the check-out report following tenant move-out.

### The Mid-term

This report, sometimes known as a management or interim inspection, is produced normally – but not always – mid-term or 3 monthly during a tenancy period. The inspection and report – although varying in style – is normally used to report on how a property is being cared for within a context of reporting problems within a property, either caused or not, by the tenant.

**IMPORTANT:** this report is used to verify that a property is being respectfully looked after and may, although unlikely, be part of a dispute process at tenancy end.

### The Check-out

As this name implies, the inspection and its subsequent report is intended to identify differences – whether better or worse – following tenants vacating a property at tenancy end.

**IMPORTANT:** A check-out is not a duplicate inventory, and in the context of Inventoryclerk Base Ltd., will list differences for the purpose of identifying whether a landlord - or their representative - is able to claim for damages, loss or cleanliness issues. Depending on client needs, an Inventory Clerk may add opinions as to whether changes are tenant or landlord responsibility, or are due to fair wear and tear. Clerks will not offer opinions as to apportionment or value; this is the remit of the landlord or their agent, sometimes requiring support material such as quotes or receipts.

### Meter readings

As an organisation we endeavour to obtain utility meter serial numbers and readings as a service, providing meters are found and safe to access.

**IMPORTANT:** where a meter is either inaccessible or poses a danger to the Clerk then notice will be given to why and suggestions made as to how to gain the reading. Examples of safe include not accessing water meters in public or on-street locations.

### HHSRS Reports

Inventory Clerks within the Inventoryclerk Base Ltd. organisation are trained to recognise a majority of Housing Health and Safety violations and as such may issue supplementary reports indicating to clients their concerns with any possible hazard.

**IMPORTANT:** Inventory Clerks are not trained as environmental health officers and safety professionals and therefore will only report hazards seen in the context of a concern to the client of any possible outcomes of non HHSRS compliance.

Inventoryclerk Base Ltd. - Inventory Clerks will not be liable whatsoever for any unseen deficiency or hazard, It will remain the Landlord's responsibility at all times for the health and safety of their tenants and the correction of any deficiency in the property posing potential hazards.

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# Scanned Check-In Form

CHECK IN FOR - Penfold Cottage

REF - 36001281

SERVICES	LOCATION	SERIAL NO	READINGS
GAS/HEAT	Side wall	E6s18118181961	01068.648
ELECTRICITY	Side wall	30ebsaffff1026f6	00502
WATER	Driveway	3106923894	000005.556

KEYS	DESCRIPTION	LOCATION
COMMUNAL	3 front door	Tenant
FRONT DOOR		
BACK DOOR		
WINDOWS/PATIO		
GARAGE/GATE	1 remote control	
POST BOX		

<b>GENERAL CONDITION</b>	The house is in very good new condition throughout	Garden: N/A
<b>STANDARD OF CLEANING</b>	General cleaning: Prof Standard	Carpet/upholstery: New
		Bathroom: Prof Standard

Oven	Hob	Ext Fan	Fridge/ Fr	Washer/Dryer	Microwave	Dishwasher
Pro Clean	Pro Clean	Pro Clean	Pro Clean	Pro Clean	Pro Clean	Pro Clean

FIXTURES & FITTINGS	COMMENTS
DOORS	G/O
WINDOWS	Not checked for function    Inside - Clean    Outside - Clean
CURTAINS	G/O
CEILINGS	G/O
LIGHTS	G/O
WALLS	G/O
FLOORS	G/O
FRAMES	G/O
FURNITURE	G/O
NOTES	

<b>ALARMS</b>	Smoke Alarm Locations	Kitchen, utility, landing	Qty	3	Tested - Yes for power
	CO Alarm Locations	Kitchen and garage	Qty	2	Tested - Yes for power

INSPECTOR FOR INVENTORYCLERK BASE LTD: *(Alarm testing records if a visual or audible signal has been omitted from the alarm)*

Name Mark Uttley SIGNATURE  Date 28/4/20

DECLARATION: I, the undersigned, have been accompanied by the Inspector named above at the applicable property and have agreed the condition and plight of the property. I understand that I will have a further opportunity to record any other observations once I have received the Check In & Inventory report.

Name Chris Bates SIGNATURE  Date 28/4/20

Name Not signed due to virus SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_

Image 0: Scanned Check In Form

## Summary Reference

Item	Description
<b>Property Description</b>	3 bedroom Furnished House
<b>Location of Keys</b>	Tenant

## Property Condition / Standard of Cleaning

Item	Description
<b>Decorative order</b>	The property is in very good general decorative order throughout,
<b>Standard of cleaning</b>	The property has been professionally cleaned throughout,
<b>Carpets/flooring</b>	Carpets/floorings are new and have been professionally cleaned,
<b>Windows</b>	Windows not tested for function. The windows are clean inside and outside,
<b>Gardens</b>	The gardens are all in very good order throughout. Neatly presented flower beds and lawn in very good condition
<b>Oven</b>	New
<b>Hob</b>	New
<b>Fridge/Freezer</b>	New
<b>Washing Machine</b>	New
<b>Dishwasher</b>	New
<b>Microwave</b>	New
<b>Cooker Hood</b>	New

### Further Cleaning Required?

**Property management / maintenance** Brown water stain to ceiling in study. DSC alarm need to be commissioned

### Notes

# Services

Services	Meter Location	Serial No.	Readings
Gas	Side wall	E6s18118181961	01068.648
Electricity	Side wall	30ebsaffff1026f6	00502
Water	Driveway	3106923894	000005.556



Image 7: Meter Read Images



Image 8: Meter Read Images



Image 9: Meter Read Images



## Property Information

Information	Locations
<b>Electric Consumer Unit</b>	Garage
<b>Water Stopcock</b>	Unknown
<b>Gas Stop Valve</b>	Unknown
<b>Heating Type</b>	Gas
<b>Heating Programmer</b>	Garage
<b>Thermostat</b>	1 in each room
<b>Boiler</b>	Garage

# Detectors

Detectors	Location	Type	Push Button Result	Gas / Particulate Result
Smoke	Kitchen, utility, hallway, landing	Smoke/heat alarms	Alarm Responded	
Carbon Monoxide	Kitchen and garage	CO Alarm	Alarm Responded	
Heat				



Image 1: Hazard Detectors



Image 2: Hazard Detectors



Image 3: Hazard Detectors



Image 4: Hazard Detectors



Image 5: Hazard Detectors

# Keys

Keys	Descriptions
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Front door	3
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Garage	1 remote control
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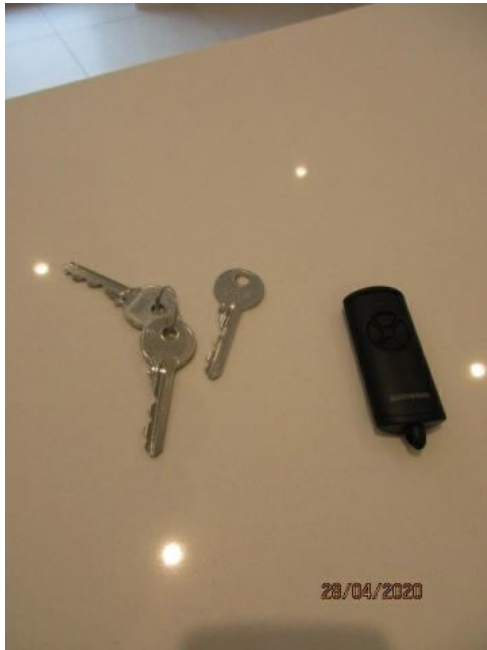


Image 6: Keys

## List of Appliances / Manuals

Item	Make / Model (if Visible)	Manual Present
Fridge Freezer	Siemens	No
Microwave	Siemens	No
Washing machine	Siemens	No
Oven	siemens	No
Extractor hood	Siemens	No
Hob	Siemens	No
Dishwasher	Siemens	No

**Other Instruction Manuals / Papers - PLEASE DO NOT REMOVE FROM THE PROPERTY**

Name	Present
Gas Safety Certificate	No
Electrical Safety Certificate	No

HALLWAY		
Ref	Description	Condition
<b>DOOR</b>		
1	White wood effect door with 2 opaque glass panels to top, chrome door knocker with spy hole, chrome letterbox with cover, 2 chrome metal lever handles with Yale lock and twist lock to inside, white metal letterbox cover to inside, chrome spy hole cover	
<b>WINDOWS</b>		
2	1 Opaque glass double glazed panel to right of door trickle vent to top	
<b>CEILING</b>		
3	White emulsion with 1 white plastic fire alarm	cracking to corner above movement sensor
<b>LIGHTS</b>		
4	5 Ceiling mounted spotlights with bulbs	
<b>WALLS</b>		
5	Light grey emulsion	
<b>FLOOR</b>		
6	Light grey floor tiles with light grey grout and silver metal door strip	
<b>FRAMES</b>		
7	White UPVC door frame with draft excluder and sensor to top	
8	White painted skirting boards	cracking to sealant
9	White painted window sill	
<b>ELECTRICS</b>		
10	1 Movement sensor	
11	1 Extractor fan isolator switch	
12	2 Room thermostats	
13	2 White plastic boxes	
14	1 Fuse to client switch	
15	1 DSC alarm panel	
16	2 Double plug sockets	
17	1 Double light switch	
<b>BUILT IN CUPBOARD</b>		
18	White wood panelled door with 2 chrome metal lever handles, grey emulsion walls and ceiling with flooring continuation from hallway, underfloor heating control panel, DSC alarm panel, 1 double plug socket	
19	White painted wooden box to bottom	
20	2 Internet connection boxes	

**HALLWAY**

Ref	Description	Condition
21	1 Rolled up grey rug	



Image 11: HALLWAY



Image 12: HALLWAY



Image 13: HALLWAY

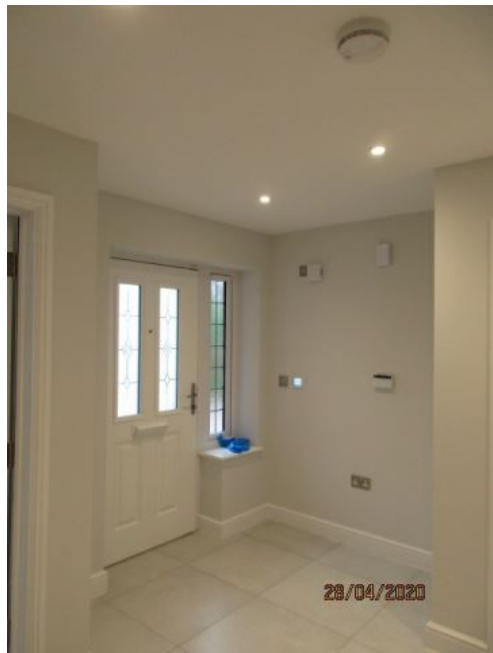


Image 14: HALLWAY



Image 15: HALLWAY

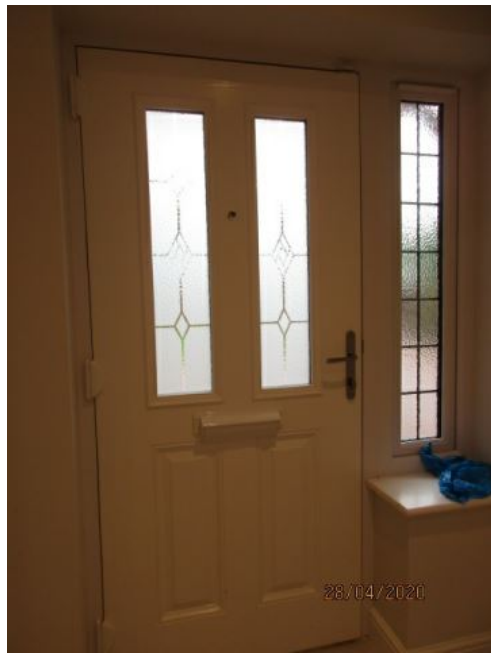


Image 16: HALLWAY



Image 17: HALLWAY



Image 18: HALLWAY







Image 21: HALLWAY



Image 22: HALLWAY



Image 23: HALLWAY



Image 24: HALLWAY



Image 25: HALLWAY

# KITCHEN AND BREAKFAST ROOM

KITCHEN AND BREAKFAST ROOM		
Ref	Description	Condition
<b>DOOR</b>		
22	1 White wood panelled door with 2 chrome metal lever handles	
23	1 White UPVC double glazed back door with 2 chrome metal lever handles with lock and 2 keys	
<b>WINDOWS</b>		
24	2 Small double glazed windows either side of patio doors with trickle vents to top	
25	1 White UPVC double glazed window with 2 chrome metal lever handles to top	
<b>CURTAINS</b>		
26	3 White wood venetian blinds with 3 white control cords and toggles to each	
<b>CEILING</b>		
27	White emulsion with 1 white plastic heat and carbon monoxide alarm	
<b>LIGHTS</b>		
28	18 Ceiling mounted spotlights with white surrounds	
29	4 Under cupboard spotlights with silver metal surrounds	
<b>WALLS</b>		
30	Light grey emulsion with 1 white plastic hatch to bottom of pillar	
<b>FLOOR</b>		
31	Continuation from hallway	
<b>FRAMES</b>		
32	White wood door frame with black draft excluder	
33	White UPVC back door frame	slightly dirty to threshold
34	White painted skirting boards	
35	3 White painted window sills	
<b>ELECTRICS</b>		
36	1 Movement sensor	
37	1 Quadruple light switch	
38	1 Room thermostat	
39	1 Single light switch	
40	1 Double light switch	
41	1 Appliance switching panel panel	
42	7 Double plug sockets	
43	1 TV aerial socket	

<b>KITCHEN AND BREAKFAST ROOM</b>		
<b>Ref</b>	<b>Description</b>	<b>Condition</b>
44	1 Cooker isolator switch	
<b>FURNITURE</b>		
45	2 White leather effect barstools on chrome stands and black trim to edges	chrome stands tarnished and discoloured with spot rust marks throughout, slight discolouration to white leather on top edges
46	1 Brown and grey mottled effect rectangular dining table with medium brown wood effect frames to ends	
47	6 Medium grey material dining room chairs on medium brown wood legs	
48	1 Opaque plastic chair with black metal framed legs	
<b>KITCHEN COMPONENTS</b>		
49	Light grey melamine gloss cases with matching door fronts, white granite worktop with matching base units and light grey kick panel	
<b>SINK</b>		
50	Stainless steel 1.5 Bowl sink with 2 strainer plug is and 1 chrome mixer tap	
<b>WALL UNITS</b>		
51	Large cupboard above oven with 2 isolator switches	
52	Large cupboard to left of hob with 2 white shells	
53	Large cupboard to right of hob with 2 white shells	
54	Large cupboard above sink	
55	Large cupboard to right of sink with 2 white shelves	
56	Large tallboy cupboard with 4 white shelves	
<b>WORKTOP</b>		
57	White granite effect worktop with sparkle with bevelled edges, engraved draining board with matching upturns and splash back behind hob	
<b>BASE UNITS</b>		
58	Large cupboard beneath oven with 1 shelf	
59	Large cupboard to right of oven with 1 shelf	
60	Large 2 drawer pull out units beneath hob, top drawer has 2 cardboard boxes, can contents not checked	
61	Large cupboard to right of hob with pullout section containing 4 gray plastic waste bins with 1 lid	
62	Large double under sink cupboard with 1 large pot paint	
63	Central island with matching worktop, base units with drawers to center, top drawer has grey plastic cutlery tray, large cupboards to end with shelves within	
<b>KICK PANEL</b>		
64	Light grey melamine kick panel with opaque lower seal and silver metal vent beneath freezer	
<b>APPLIANCES</b>		

**KITCHEN AND BREAKFAST ROOM**

Ref	Description	Condition
65	2 Siemens single electric ovens with control panels, dials and buttons to top, clear glass door with silver metal handle, ovens contains 1 chrome wire shelf 1 black metal oven tray	
66	1 Stainless steel Siemens cooker hood with black touch sensitive panel to front, 2 lights to underside with 2 stainless steel grilles	
67	1 Black ceramic Siemens full Ring induction hob with touch sensitive controls	
68	1 Siemens built in dishwasher with control panel to top, 2 gray wire crockery racks with grey plastic cutlery basket	
69	1 Siemens fridge freezer, fridge to top with control panel to top edge, 5 clear glass shelves with large clear plastic salad crisper to bottom, door has 5 clear plastic shells with covers to top shelf, freezer to bottom has	
70	3 Clear plastic drawers with blue metal trim	
<b>MISCELLANEOUS</b>		
71	1 Stainless steel pot rack	



Image 26: KITCHEN AND BREAKFAST ROOM



Image 27: KITCHEN AND BREAKFAST ROOM



Image 28: KITCHEN AND BREAKFAST ROOM



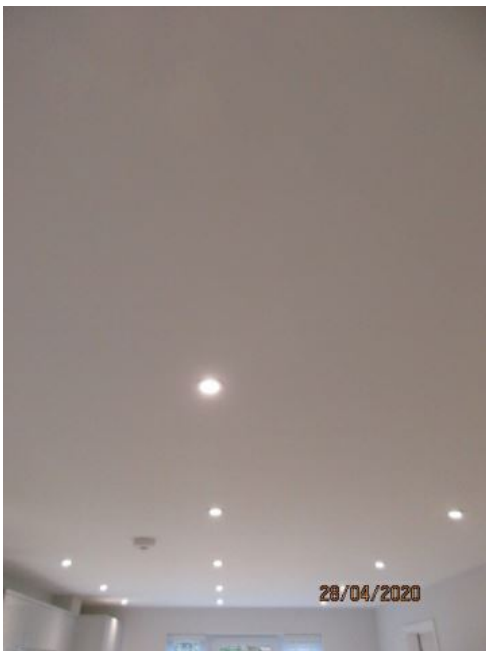
Image 29: KITCHEN AND BREAKFAST ROOM



Image 30: KITCHEN AND BREAKFAST ROOM



Image 31: KITCHEN AND BREAKFAST ROOM



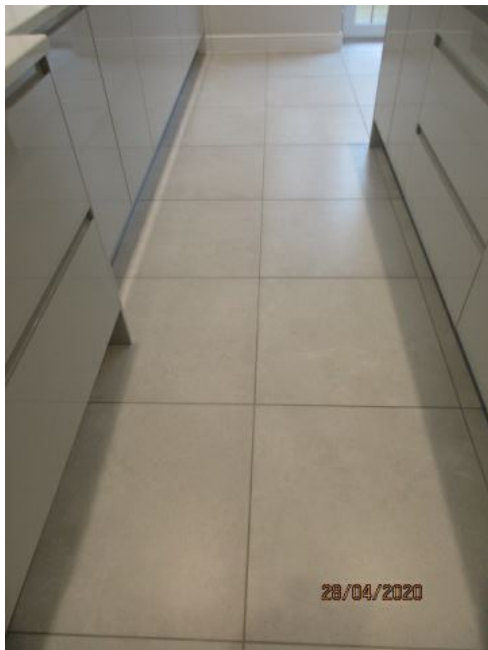


Image 34: KITCHEN AND BREAKFAST ROOM

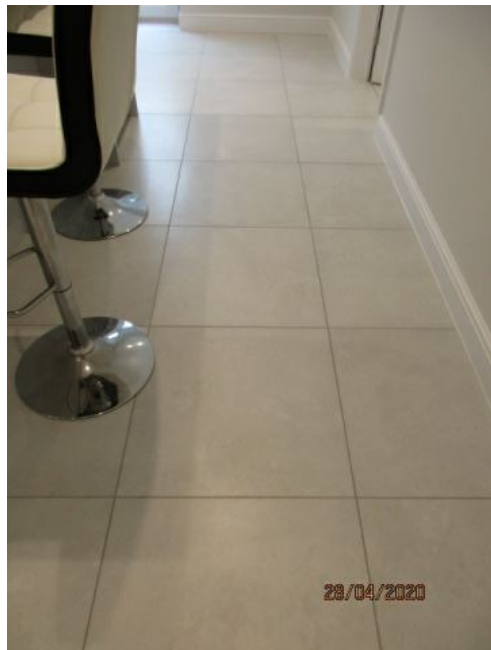


Image 35: KITCHEN AND BREAKFAST ROOM



Image 36: KITCHEN AND BREAKFAST ROOM



Image 37: KITCHEN AND BREAKFAST ROOM



Image 38: KITCHEN AND BREAKFAST ROOM

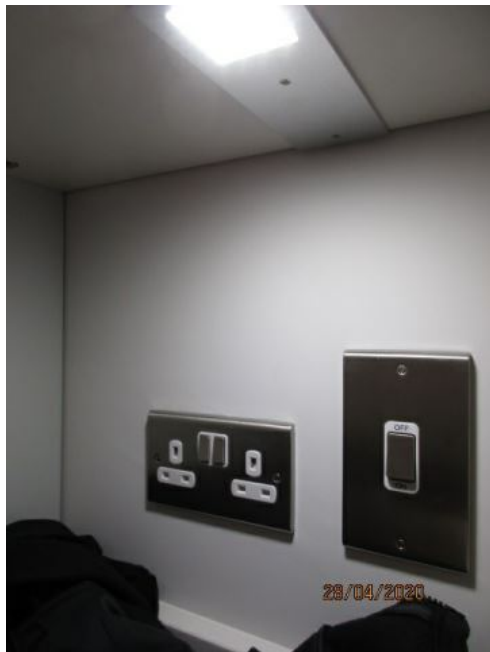


Image 39: KITCHEN AND BREAKFAST ROOM



Image 40: KITCHEN AND BREAKFAST ROOM



Image 41: KITCHEN AND BREAKFAST ROOM







Image 44: KITCHEN AND BREAKFAST ROOM



Image 45: KITCHEN AND BREAKFAST ROOM



Image 46: KITCHEN AND BREAKFAST ROOM



Image 47: KITCHEN AND BREAKFAST ROOM



Image 48: KITCHEN AND BREAKFAST ROOM



Image 49: KITCHEN AND BREAKFAST ROOM



Image 50: KITCHEN AND BREAKFAST ROOM

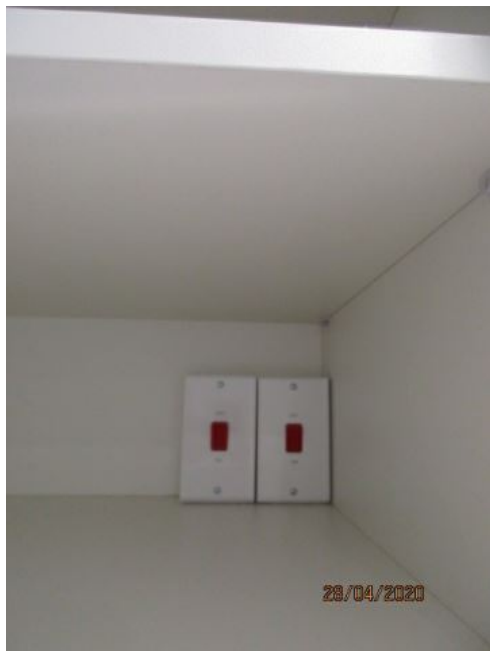


Image 51: KITCHEN AND BREAKFAST ROOM

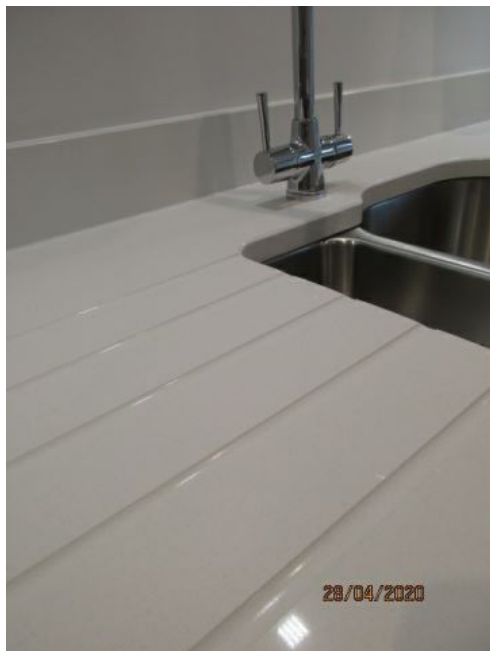




Image 54: KITCHEN AND BREAKFAST ROOM



Image 55: KITCHEN AND BREAKFAST ROOM



Image 56: KITCHEN AND BREAKFAST ROOM



Image 57: KITCHEN AND BREAKFAST ROOM



Image 58: KITCHEN AND BREAKFAST ROOM



Image 59: KITCHEN AND BREAKFAST ROOM



Image 60: KITCHEN AND BREAKFAST ROOM



Image 61: KITCHEN AND BREAKFAST ROOM





Image 64: KITCHEN AND BREAKFAST ROOM



Image 65: KITCHEN AND BREAKFAST ROOM



Image 66: KITCHEN AND BREAKFAST ROOM



Image 67: KITCHEN AND BREAKFAST ROOM



Image 68: KITCHEN AND BREAKFAST ROOM



Image 69: KITCHEN AND BREAKFAST ROOM



Image 70: KITCHEN AND BREAKFAST ROOM



Image 71: KITCHEN AND BREAKFAST ROOM





# STUDY

STUDY		
Ref	Description	Condition
<b>DOOR</b>		
72	1 White wood panelled door with 2 chrome metal lever handles	
<b>WINDOWS</b>		
73	1 White UPVC double glazed window 2 chrome metal lever handles and trickle vent top	
<b>CURTAINS</b>		
74	1 White wood venetian blind with 3 white control cords and toggles	
<b>CEILING</b>		
75	White emulsion	brown water stain above door
<b>LIGHTS</b>		
76	4 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
77	Light grey emulsion	brown staining above door
<b>FLOOR</b>		
78	Continuation from kitchen	
<b>FRAMES</b>		
79	White wood door frame with draft excluder	
80	White UPVC window frame	
81	White painted windowsill	
<b>ELECTRICS</b>		
82	1 Single light switch	
83	1 Room thermostat	
84	3 Double plug sockets	
85	1 Telephone socket	
86	1 TV aerial socket	
<b>BUILT IN CUPBOARD</b>		
87	White wood panel with 2 chrome metal lever handles, grey painted walls and ceiling with flooring continuation from study	door catching on frame
<b>FURNITURE</b>		
88	1 White plastic swivel chair with mustard trim on chrome frame and legs with black plastic casters	
89	2 Brown bookcases with 2 shelves	





Image 73: STUDY



Image 74: STUDY

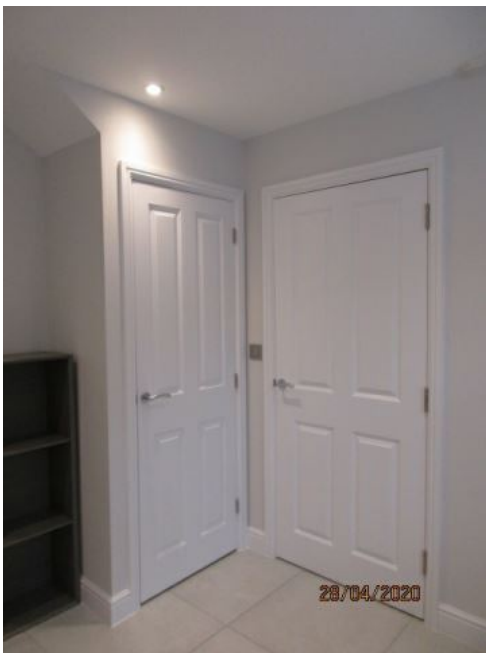


Image 75: STUDY



Image 76: STUDY



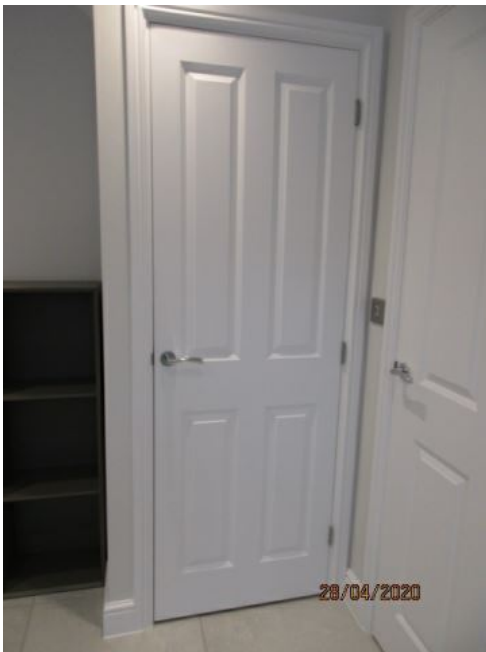


Image 79: STUDY



Image 80: STUDY

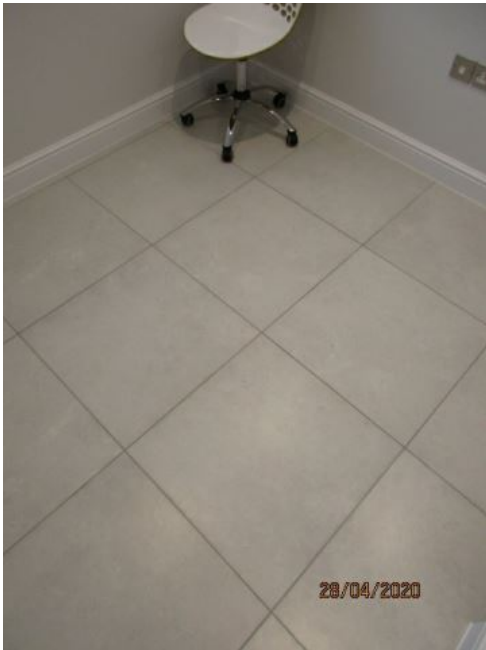


Image 81: STUDY



Image 82: STUDY



Image 83: STUDY



Image 84: STUDY



Image 85: STUDY

# UTILITY ROOM

UTILITY ROOM		
Ref	Description	Condition
<b>DOOR</b>		
90	1 White wood panelled door with 2 chrome metal lever handles	
91	1 White UPVC double glazed back door with 2 chrome metal lever handles with lock and 2 keys	
<b>CEILING</b>		
92	White emulsion with 1 white plastic fire alarm	
<b>LIGHTS</b>		
93	3 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
94	Light grey emulsion	
<b>FLOOR</b>		
95	Light grey floor tiles continuation from kitchen with grey grout	
<b>FRAMES</b>		
96	White wood door frame with black draft excluder	
97	White UPVC back door frame with black and grey draft excluders	dirty to threshold
<b>ELECTRICS</b>		
98	1 Movement sensor	
99	1 Extractor fan	
100	1 Double light switch	
101	1 Single light switch	
102	1 DSC alarm panel	
103	1 Appliance switch	
104	1 Room thermostat	
105	2 Double plug sockets	
<b>SINK</b>		
106	Stainless steel single bowl sink with strainer plug 1 chrome mixer tap	
<b>WORKTOP</b>		
107	White granite worktop with sparkle matching kitchen with cutout draining board and matching upturns	
<b>BASE UNITS</b>		
108	Large tallboy cupboard to left with 5 white shelves	
109	Large double under sink cupboard	
110	Large cupboard to right of washing machine with 1 white shelf and 2 roles of bin bags	

**UTILITY ROOM**

Ref	Description	Condition
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**KICK PANEL**

111	Light grey melamine kick panel with opaque lower seal	
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**APPLIANCES**

112	1 White Hotpoint tumble dryer with clear glass door switches and control dials to front	
-----	---	--

113	1 White Bosch washing machine with control dials and display to right, detergent tray to top left, clear glass door great rubber seal	
-----	---	--



Image 86: UTILITY ROOM

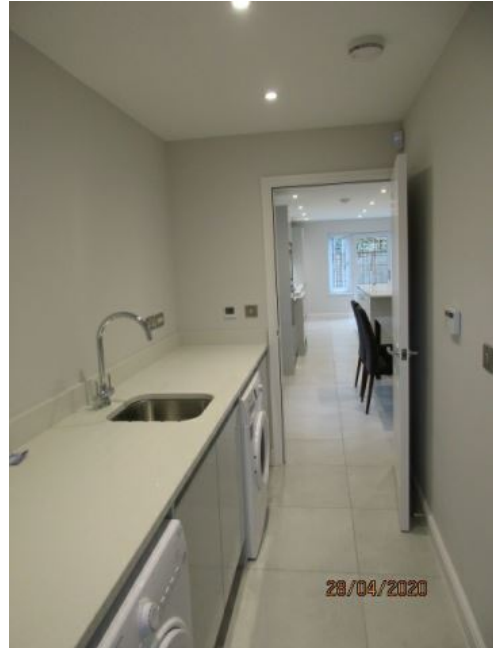


Image 87: UTILITY ROOM

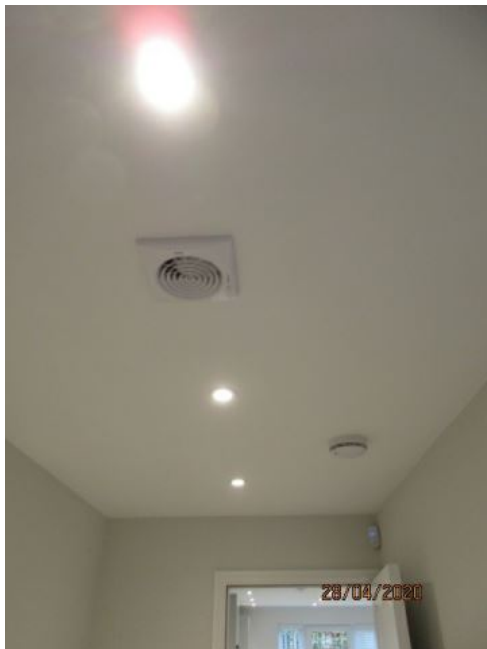


Image 88: UTILITY ROOM

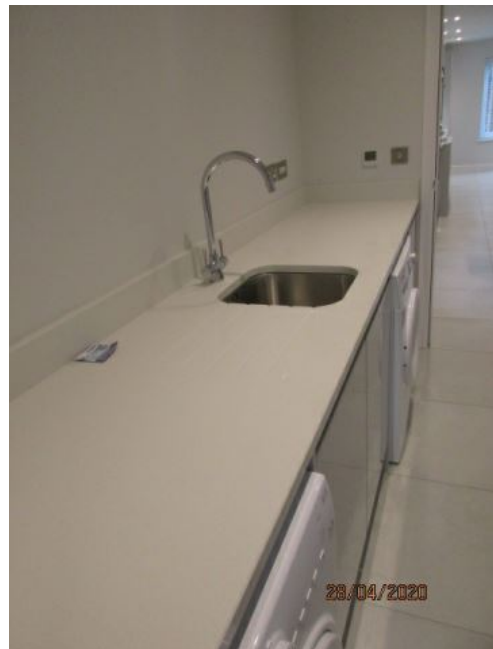


Image 89: UTILITY ROOM



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Image 90: UTILITY ROOM



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Image 91: UTILITY ROOM



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Image 92: UTILITY ROOM



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Image 93: UTILITY ROOM



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# GARAGE

GARAGE		
Ref	Description	Condition
<b>DOOR</b>		
114	1 White wood panelled door with 2 chrome metal lever handles with integral Chubb lock and 2 keys, chrome hydraulic closure to inside	
115	1 White metal single up and over garage door with white metal frame and silver metal runners to inside	
<b>CEILING</b>		
116	White emulsion	
<b>LIGHTS</b>		
117	1 Fluorescent tube	
<b>WALLS</b>		
118	Unpainted breeze block walls throughout	
<b>FLOOR</b>		
119	Bare concrete throughout	marks and dirty to corners
<b>FRAMES</b>		
120	White metal UPVC door frame	
121	White wood door frame to utility room with draft excluders to inside edges)	
<b>ELECTRICS</b>		
122	1 Fuse box	
123	2 Gate and light switches	
124	1 Upstairs heating control panel	
125	1 Double plug socket	
126	2 Single light switches	
<b>APPLIANCES</b>		
127	1 Ideal wall mounted gas boiler with 2 control dials and display to front	
<b>MISCELLANEOUS</b>		
128	1 Ceiling mounted Horsmann electric garage door opener with inbuilt light	
129	1 Gray melamine shelf	
130	Selection of glass shelves	





Image 95: GARAGE



Image 96: GARAGE



Image 97: GARAGE



Image 98: GARAGE





Image 101: GARAGE



Image 102: GARAGE



Image 103: GARAGE



Image 104: GARAGE



Image 105: GARAGE



Image 106: GARAGE

# CLOAKROOM

CLOAKROOM		
Ref	Description	Condition
<b>DOOR</b>		
131	White wood panelled door with 2 chrome metal lever handles with integral twist lock	
<b>CEILING</b>		
132	White emulsion with 1 white plastic extractor fan	
<b>LIGHTS</b>		
133	2 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
134	Light grey emulsion to upper levels	
135	Light grey wall tiles with grey grout to lower levels with silver metal trim to top and edging to shelf behind toilet	
<b>FLOOR</b>		
136	Continuation from hallway	
<b>FRAMES</b>		
137	White wood door frame with black draft excluder	
<b>ELECTRICS</b>		
138	1 White plastic box	
<b>TOILET</b>		
139	White low-level WC with white plastic toilet seat and lid with chrome wall mounted dual flush	
<b>SINK</b>		
140	White wall mounted ceramic sink with chrome pop up plug and chrome mixer tap mounted on black melamine vanity unit with chrome handle 2 cupboards below	
<b>MISCELLANEOUS</b>		
141	1 Chrome wall mounted toilet roll holder	
142	1 Large wall mounted mirror with 4 chrome brackets	



Image 107: CLOAKROOM



Image 108: CLOAKROOM



Image 109: CLOAKROOM



Image 110: CLOAKROOM





Image 113: CLOAKROOM



Image 114: CLOAKROOM



Image 115: CLOAKROOM

# LOUNGE

LOUNGE		
Ref	Description	Condition
<b>DOOR</b>		
143	1 White wood door with 2 chrome metal lever handles	
144	2 Chrome white UPVC double glazed doors with 4 chrome metal lever handles with 2 Yale locks and 4 keys, alarm sensor to top	
<b>WINDOWS</b>		
145	4 White UPVC double glazed windows with 6 chrome metal lever handles	
<b>CURTAINS</b>		
146	4 Grey patterned material Roman blinds on chrome beaded control cords and plastic cleats	
<b>CEILING</b>		
147	White emulsion	
<b>LIGHTS</b>		
148	12 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
149	Light grey emulsion	
<b>FLOOR</b>		
150	Light grey fitted carpet with silver metal door strip	
<b>FRAMES</b>		
151	White wood door frame with black draft excluder	
152	White UPVC double patio door frame	dirty to threshold
153	White painted skirting boards with chrome doorstop with black rubber tip	
154	White UPVC window frames	
155	4 White painted windowsills	
<b>ELECTRICS</b>		
156	1 Room thermostat	
157	1 Single light switch	
158	1 Triple light switch	
159	1 TV aerial socket	
160	6 Double plug sockets	
<b>FURNITURE</b>		
161	1 Brown leather effect TV unit with double doors to right hand side and glass shelf with in, left-hand side has a large brown leather effect top with matching drawer below and metal frame to end	

**LOUNGE**

Ref	Description	Condition
162	1 Large brown and grey 3 door dresser with 1 gray shelf with in	top badly scratched to both ends
163	2 Black metal circular framed side tables with black wood circular TOPS	
164	1 Blue material armchair with dark brown wood frame with matching cushion to centre	
165	1 Small square glass side table on black metal shaped frame	
166	1 Large rectangular glass coffee table with 2 black metal shaped frames	
167	1 Light grey velour L-shaped sofa with matching seat and back cushions on chrome feet	

**MISCELLANEOUS**

168	2 Lamps with white marble bases, metal stands and black wicker shades	
169	1 Blue throw	
170	1 Blue and gold and grey scatter cushion to armchair	
171	1 Brown and grey throw to sofa	
172	4 Small grey scatter cushions to sofa	
173	2 Large mustard scatter cushions to sofa	
174	3 Large scatter cushions to sofa	
175	1 Black metal floorstanding lamp with black wire shade and bulb	



Image 116: LOUNGE



Image 117: LOUNGE



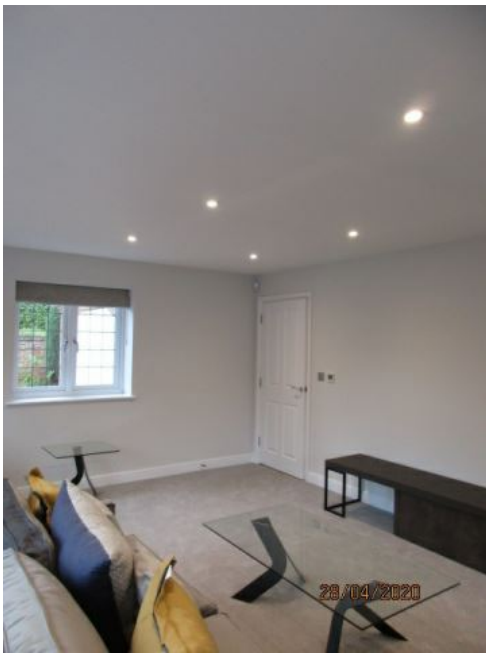


Image 118: LOUNGE



Image 119: LOUNGE



Image 120: LOUNGE



Image 121: LOUNGE

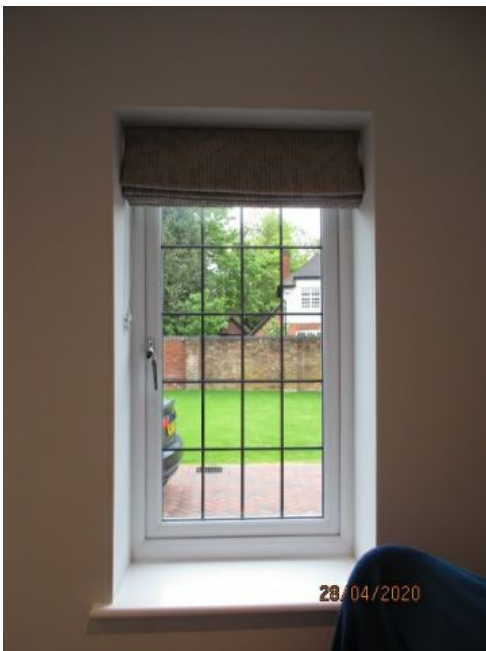




Image 124: LOUNGE

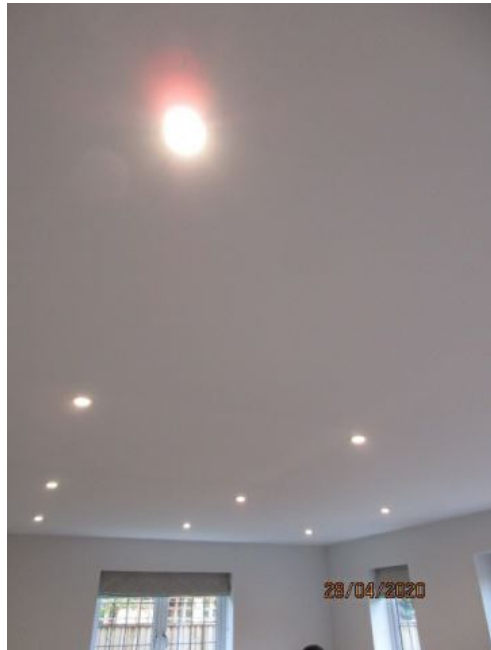


Image 125: LOUNGE



Image 126: LOUNGE



Image 127: LOUNGE



Image 128: LOUNGE



Image 129: LOUNGE



Image 130: LOUNGE



Image 131: LOUNGE





Image 134: LOUNGE



Image 135: LOUNGE



Image 136: LOUNGE



Image 137: LOUNGE



Image 138: LOUNGE



Image 139: LOUNGE



Image 140: LOUNGE



Image 141: LOUNGE





Image 144: LOUNGE



Image 145: LOUNGE



Image 146: LOUNGE



Image 147: LOUNGE



Image 148: LOUNGE



Image 149: LOUNGE



Image 150: LOUNGE



Image 151: LOUNGE



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# STAIRS AND LANDING

STAIRS AND LANDING		
Ref	Description	Condition
<b>WINDOWS</b>		
176	1 Velux ceiling mounted window with light brown wood frame double glazed panel hand silver metal handle	
<b>CEILING</b>		
177	White emulsion with 1 white plastic loft hatch and 1 fire alarm	
<b>LIGHTS</b>		
178	4 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
179	Light grey emulsion	
<b>FLOOR</b>		
180	Light grey fitted carpet throughout	
<b>FRAMES</b>		
181	White wood banister posts with matching spindles, light brown wood banister rails with matching caps	
182	Light brown wood handrail with chrome wall mounted brackets	
<b>HEATING</b>		
183	1 White single panel wall mounted radiator with grill to top	
<b>ELECTRICS</b>		
184	1 Room thermostat	
185	1 Movement sensor	
186	2 Double plug sockets	
187	1 Single light switch	
<b>BUILT IN CUPBOARD</b>		
188	2 White wood panelled doors with 4 chrome metal lever handles and silver metal bolt to top, white emulsion walls and ceiling with carpet continuation from landing with silver metal door strip, light brown wood frame with 2 shelves, 1 grey Joule hot water tank with associated pipework and pumps	
189	2 Grey pillows	
190	1 Black plastic bag	



Image 154: STAIRS AND LANDING



Image 155: STAIRS AND LANDING

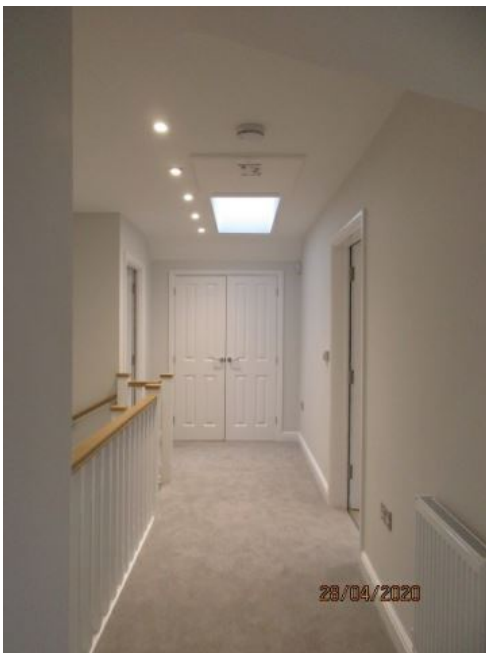


Image 156: STAIRS AND LANDING

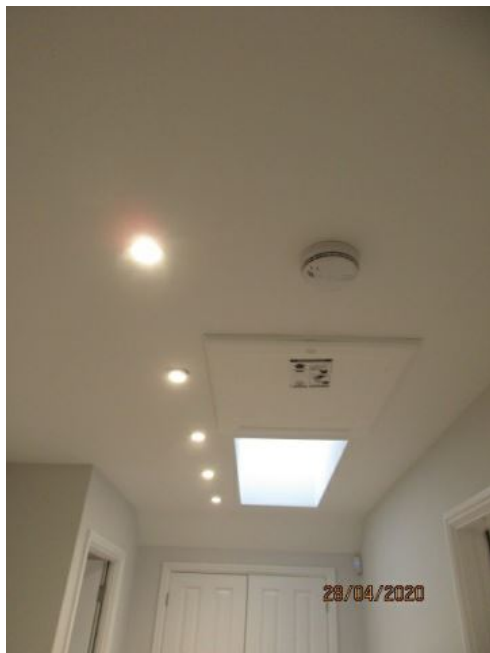


Image 157: STAIRS AND LANDING





Image 160: STAIRS AND LANDING



Image 161: STAIRS AND LANDING



Image 162: STAIRS AND LANDING

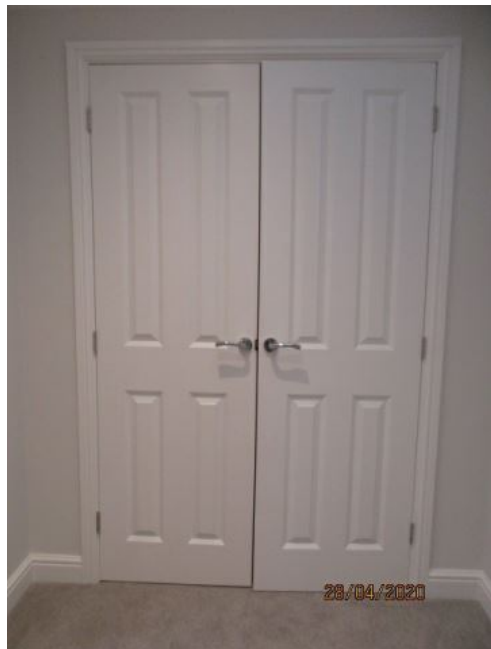


Image 163: STAIRS AND LANDING



Image 164: STAIRS AND LANDING

# BEDROOM 1

BEDROOM 1		
Ref	Description	Condition
<b>DOOR</b>		
191	White wood panelled door with 2 chrome metal lever handles	
<b>WINDOWS</b>		
192	1 Ceiling mounted Velux double glazed window with light brown wood frame and silver metal handle	
<b>CURTAINS</b>		
193	Integral blackout blind	
<b>CEILING</b>		
194	White emulsion	
<b>LIGHTS</b>		
195	3 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
196	Light grey emulsion	
<b>FLOOR</b>		
197	Continuation from landing with silver metal door strip	
<b>HEATING</b>		
198	1 White single panel wall mounted radiator with thermostatic control	
<b>FRAMES</b>		
199	White wood door frame with black draft excluder	
200	Light brown wood window frame	
201	White painted skirting boards with silver metal doorstop with black rubber tip	
<b>ELECTRICS</b>		
202	1 Extractor fan isolator switch	
203	2 Single light switches	
204	3 Double plug sockets	
205	1 TV aerial socket	
<b>BUILT IN CUPBOARD 1</b>		
206	1 Large cupboard to end wall with white wood door and 2 chrome metal lever handles, flooring and walls continuation from bedroom with 1 white plastic wall mounted light	
<b>BUILT IN CUPBOARD 2</b>		
207	1 White wood panelled door with 2 chrome metal lever handles lean to under eaves storage with selection of paint pots and carpet offcuts	
<b>FURNITURE</b>		

**BEDROOM 1**

Ref	Description	Condition
208	1 Blue velour double bed base with matching padded headboard and lift up storage to inside, 1 white and blue patterned double bed double bed mattress	

**MISCELLANEOUS**

209	2 Duvets	
210	2 Pillows	
211	3 Assorted scatter cushions	



Image 165: BEDROOM 1



Image 166: BEDROOM 1



Image 167: BEDROOM 1



Image 168: BEDROOM 1



Image 169: BEDROOM 1



Image 170: BEDROOM 1

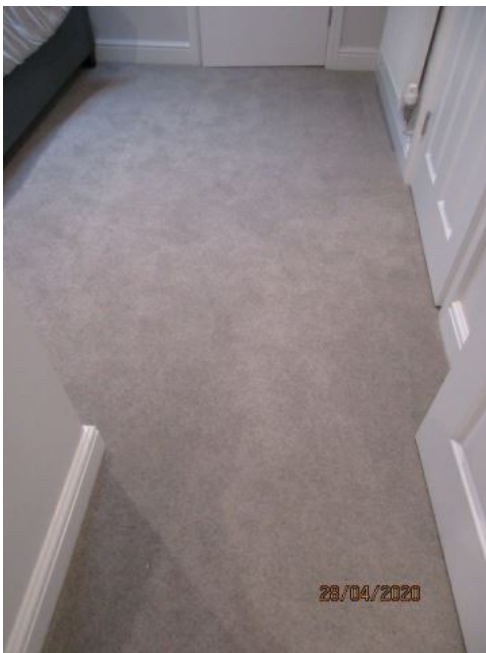


Image 171: BEDROOM 1



Image 172: BEDROOM 1





Image 175: BEDROOM 1



Image 176: BEDROOM 1



Image 177: BEDROOM 1



Image 178: BEDROOM 1





Image 179: BEDROOM 1



Image 180: BEDROOM 1



Image 181: BEDROOM 1

# ENSUITE 1

ENSUITE 1		
Ref	Description	Condition
<b>DOOR</b>		
212	White wood panelled door with 2 chrome metal lever handles with integral twist lock	
<b>CEILING</b>		
213	White emulsion with 1 white plastic extractor fan	
<b>LIGHTS</b>		
214	2 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
215	Light grey wall tiles full height throughout with silver metal trim to edges	
<b>FLOOR</b>		
216	Light brown floor tiles with grey grout and silver metal door strip	
<b>HEATING</b>		
217	1 Chrome wall mounted towel rail	
<b>FRAMES</b>		
218	White wood door frame	
219	Light brown tiled shelf behind toilet	
<b>ELECTRICS</b>		
220	1 White plastic shaver socket	
<b>TOILET</b>		
221	White low-level WC with white plastic toilet seat and lid with chrome hinges, 1 chrome wall mounted dual flush	
<b>SINK</b>		
222	White ceramic wall mounted sink with chrome pop up plug and chrome mixer tap mounted on light grey gloss vanity unit with 1 door and chrome handle, 1 white shelf with in with 1 white plastic window wiper	
<b>SHOWER</b>		
223	1 White plastic shower tray with stainless steel waste, chrome wall mounted shower controls with chrome spiral hose leading to chrome showerhead mounted on chrome wall mounted riser	
224	1 Clear glass shower screen with opaque seals and 2 chrome handles mounted on silver metal shower screen frame and hinges	



Image 182: ENSUITE 1



Image 183: ENSUITE 1



Image 184: ENSUITE 1



Image 185: ENSUITE 1





Image 186: ENSUITE 1



Image 187: ENSUITE 1



Image 188: ENSUITE 1



Image 189: ENSUITE 1



Image 192: ENSUITE 1



Image 193: ENSUITE 1



Image 194: ENSUITE 1



Image 195: ENSUITE 1





Image 198: ENSUITE 1



Image 199: ENSUITE 1

## BEDROOM 2

BEDROOM 2		
Ref	Description	Condition
<b>DOOR</b>		
225	White wood panelled door with 2 chrome metal lever handles	
<b>WINDOWS</b>		
226	1 White UPVC double glazed window with 2 chrome metal lever handles with locks	
<b>CURTAINS</b>		
227	1 Light grey and white patterned material Roman blind with chrome beaded control cord and cleat	
<b>CEILING</b>		
228	White emulsion	
<b>LIGHTS</b>		
229	8 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
230	Light grey emulsion	
<b>FLOOR</b>		
231	Continuation from landing with silver metal door strip	
<b>HEATING</b>		
232	Large white double panelled wall mounted radiator with thermostatic control and grill to top	
<b>FRAMES</b>		
233	White wood door frame with black draft excluder	
234	White painted skirting boards with silver metal doorstop with black rubber tip	
235	White UPVC window frames with trickle vents to top	
236	White painted windowsill	cracking to edges
<b>ELECTRICS</b>		
237	1 Extractor fan isolator switch	
238	1 Double light switch	
239	1 Single light switch	
240	4 Double plug sockets	
241	1 TV aerial socket	
<b>BUILT IN CUPBOARD 1</b>		
242	2 White with doors with 2 chrome knobs, grey emulsion walls with carpet continuation from bedroom, 1 white would shelf with chrome clothes rail with in, various carpet remnants with in	
<b>BUILT IN CUPBOARD 2</b>		

BEDROOM 2		
Ref	Description	Condition
243	White wood panelled door with 1 chrome knob, grey emulsion walls with carpet continuation from bedroom with 1 white painted wooden shelf with chrome clothes rail with in	
BUILT IN CUPBOARD 3		
244	2 White wood doors with 2 chrome knobs, white painted wooden shelf with chrome clothes rail beneath, grey painted walls with carpet continuation from bedroom	
FURNITURE		
245	2 Dark brown wood effect bedside cabinets with 2 drawers and 2 gold effect handles	right hand cabinet chips to front left edge
246	1 Grey material double bed base with matching grey material padded headboard with storage to underside, 1 white and blue patterned double bed mattress	small black stain to centre left
MISCELLANEOUS		
247	2 Black metal and string effect bedside lamps with bulbs, not tested	
248	1 Duvet with cover	
249	2 Pillows with covers	
250	4 Assorted grey and mustard scatter cushions	
251	1 Gray and mustard throw	
252	1 Light brown hand grey patterned rug	



Image 200: BEDROOM 2



Image 201: BEDROOM 2





Image 202: BEDROOM 2



Image 203: BEDROOM 2



Image 204: BEDROOM 2

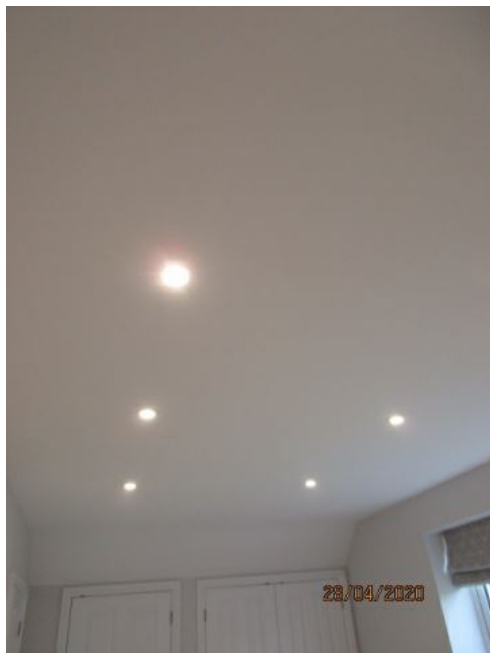


Image 205: BEDROOM 2





Image 208: BEDROOM 2



Image 209: BEDROOM 2



Image 210: BEDROOM 2

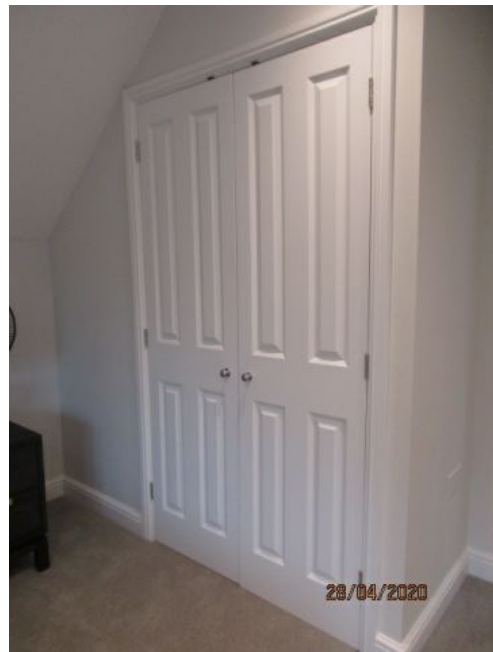


Image 211: BEDROOM 2

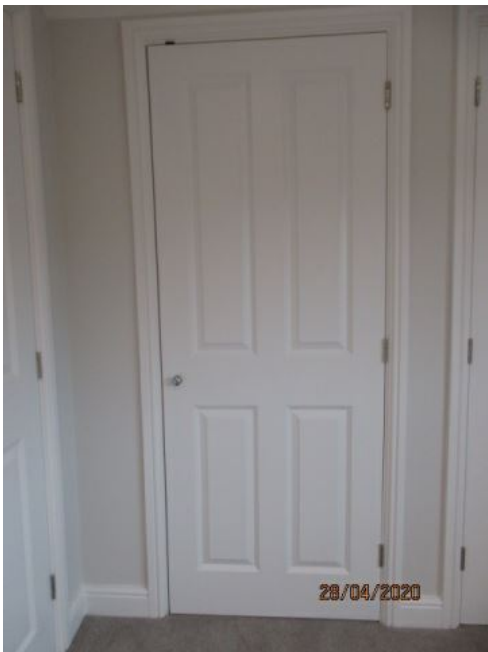


Image 212: BEDROOM 2



Image 213: BEDROOM 2



Image 214: BEDROOM 2



Image 215: BEDROOM 2





Image 216: BEDROOM 2



Image 217: BEDROOM 2



Image 220: BEDROOM 2

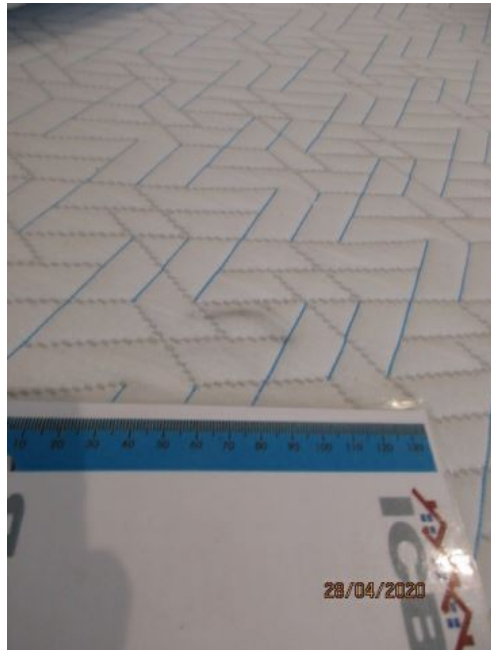


Image 221: BEDROOM 2



Image 222: BEDROOM 2

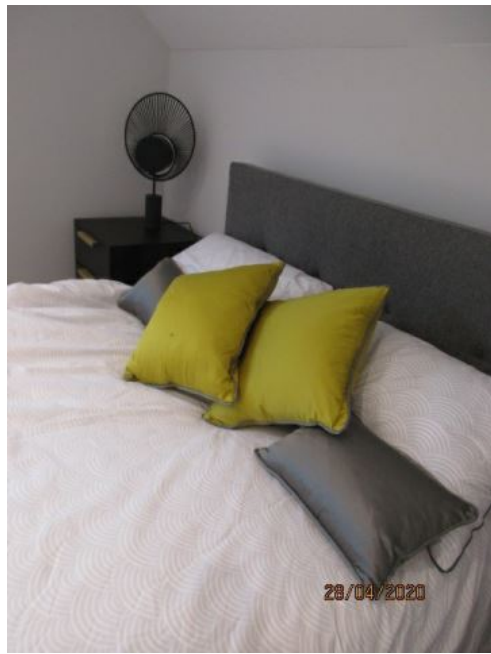


Image 223: BEDROOM 2

## ENSUITE 2

ENSUITE 2		
Ref	Description	Condition
<b>DOOR</b>		
253	White wood panelled door with 2 chrome metal lever handles with integral twist lock	
<b>WINDOWS</b>		
254	1 Ceiling mounted Velux window with light brown wood frame and double glazed panel with silver metal handles	
<b>CEILING</b>		
255	White emulsion with 1 white plastic extractor fan	
<b>LIGHTS</b>		
256	2 Ceiling mounted spotlights	
<b>WALLS</b>		
257	Light brown wall tiles with silver metal trim	
<b>FLOOR</b>		
258	Light brown floor tiles with cream grout and silver metal door strip	
<b>HEATING</b>		
259	1 Chrome wall mounted towel rail	
<b>FRAMES</b>		
260	White wood door frame	
261	Light brown tiled shelf behind toilet with chrome trim	
<b>ELECTRICS</b>		
262	1 White plastic shaver socket	
<b>SHOWER</b>		
263	1 Large rectangular plastic raised shower tray with stainless steel waste, chrome wall mounted shower control with chrome spiral hose leading to chrome showerhead on chrome wall mounted riser	
264	1 Clear glass shower screen with clear glass sliding shower screen door with 1 chrome handle and opaque rubber seals to edges, mounted in silver metal wall mounted frame	
<b>SINK</b>		
265	White ceramic wall mounted sink with chrome pop up waste and plug with chrome mixer tap mounted on grey gloss melamine vanity unit with 2 drawers and 2 chrome handles	
<b>TOILET</b>		
266	White low-level WC with white plastic toilet seat and lid with chrome hinges and 1 chrome wall mounted dual flush	



Image 224: ENSUITE 2



Image 225: ENSUITE 2



Image 226: ENSUITE 2



Image 227: ENSUITE 2





Image 230: ENSUITE 2



Image 231: ENSUITE 2



Image 232: ENSUITE 2



Image 233: ENSUITE 2





Image 234: ENSUITE 2



Image 235: ENSUITE 2



Image 236: ENSUITE 2



Image 237: ENSUITE 2





Image 240: ENSUITE 2



Image 241: ENSUITE 2

# BEDROOM 3

BEDROOM 3		
Ref	Description	Condition
<b>DOOR</b>		
267	White wood panelled door with 2 chrome metal lever handles	
<b>WINDOWS</b>		
268	2 White UPVC double glazed windows with 4 silver metal lever handles with locks	
<b>CURTAINS</b>		
269	2 Light grey material Roman blinds with chrome beaded control cords with cleats	
<b>CEILING</b>		
270	White emulsion	
<b>LIGHTS</b>		
271	7 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
272	Light grey emulsion	small mark to right window recess
<b>FLOOR</b>		
273	Continuation from landing with silver metal door strip	
<b>HEATING</b>		
274	2 White wall mounted single panel radiators with thermostatic controls and grills	
<b>FRAMES</b>		
275	White wood door frame with black draft excluder	
276	White painted skirting boards with silver metal doorstop with black rubber tip	
277	White UPVC window frames with trickle vents to top	
278	White painted window sills	cracking to edges
<b>ELECTRICS</b>		
279	1 Double light switch	
280	1 TV aerial socket	
281	1 Telephone socket	
282	5 Double plug sockets	
283	1 Single light switch	
284	1 Extractor fan switch	
<b>BUILT IN CUPBOARD 1</b>		
285	White wood panelled door with 2 chrome metal lever handles leading to under eaves storage area	
<b>BUILT IN WARDROBE</b>		

BEDROOM 3		
Ref	Description	Condition
286	4 White wood panelled doors with 4 chrome knobs, 2 white painted shelves with 2 chrome clothes rails beneath, white emulsion to ceiling and grey emulsion to walls, carpet continuation from bedroom	
FURNITURE		
287	1 Cream circular patterned bench with black wooden feet	
288	2 Dark brown wood side tables with 1 drawer and 1 brass effect handle	
289	1 Light brown material double bed base with storage to underside and matching padded headboard, 1 white and blue patterned double bed mattress, underside not inspected	
290	1 Duvet with grey cover	
291	1 Gray patterned throw with green and grey patterned edging with 3 matching scatter cushions and 2 grey pillows	
MISCELLANEOUS		
292	2 Brass and clear glass ball effect bedside lamps with large cream square shades and bulbs, not tested	



Image 242: BEDROOM 3



Image 243: BEDROOM 3



Image 244: BEDROOM 3



Image 245: BEDROOM 3



Image 246: BEDROOM 3



Image 247: BEDROOM 3

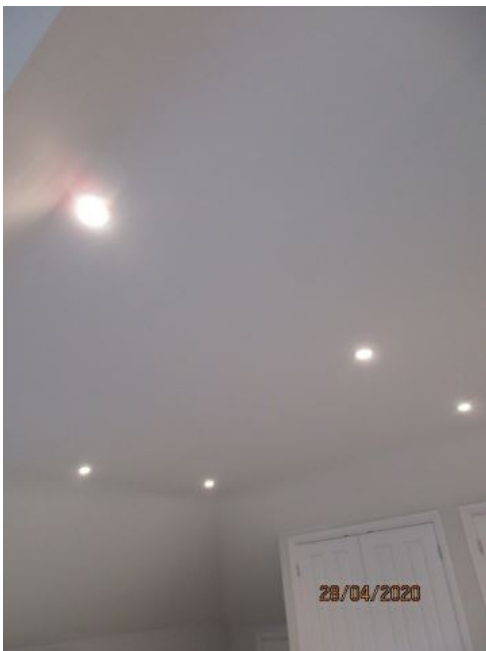




Image 250: BEDROOM 3



Image 251: BEDROOM 3



Image 252: BEDROOM 3



Image 253: BEDROOM 3



Image 254: BEDROOM 3



Image 255: BEDROOM 3



Image 256: BEDROOM 3



Image 257: BEDROOM 3





Image 260: BEDROOM 3



Image 261: BEDROOM 3



Image 262: BEDROOM 3



Image 263: BEDROOM 3





Image 264: BEDROOM 3

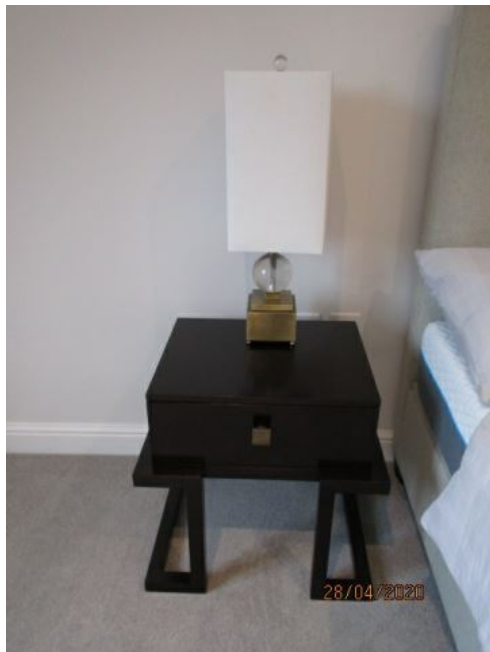


Image 265: BEDROOM 3



Image 266: BEDROOM 3



Image 267: BEDROOM 3



28/04/2020



## ENSUITE 3

ENSUITE 3		
Ref	Description	Condition
<b>DOOR</b>		
293	White wood panelled door with 2 chrome metal lever handles with integral twist lock	
<b>CEILING</b>		
294	White emulsion with 1 white plastic extractor fan	
<b>LIGHTS</b>		
295	4 Ceiling mounted spotlights with white surrounds	
<b>WALLS</b>		
296	Light grey wall tiles with grey grout and silver metal trim	
<b>FLOOR</b>		
297	Light brown floor tiles with cream grout and silver metal door strip	
<b>HEATING</b>		
298	1 Chrome wall mounted towel rail	
<b>FRAMES</b>		
299	White wood door frame	
300	Light brown tiled shelf behind toilet and sink with silver metal trim	
<b>ELECTRICS</b>		
301	1 White plastic shaver socket	
<b>TOILET</b>		
302	White low-level WC with white plastic toilet seat and lid with chrome hinges and chrome wall mounted dual flush	
<b>SINK</b>		
303	White ceramic wall mounted sink with chrome pop up plug, chrome mixer tap mounted on grey gloss melamine vanity unit with 2 drawers and 2 chrome handles	
<b>BATH AND SHOWER</b>		
304	White plastic bath with white plastic fascia, chrome pop up plug with chrome overflow, chrome triple shower control panel with chrome spiral hose leading to chrome showerhead on chrome wall mounted riser	
305	Clear glass shower screen with hinged section to end with opaque rubber seal to bottom mounted on chrome wall mounted bracket and hinge	
<b>MISCELLANEOUS</b>		
306	1 Chrome wall mounted toilet holder	
307	1 Large wall mounted mirror with 4 silver metal brackets	



Image 269: ENSUITE 3



Image 270: ENSUITE 3



Image 271: ENSUITE 3



Image 272: ENSUITE 3





Image 275: ENSUITE 3

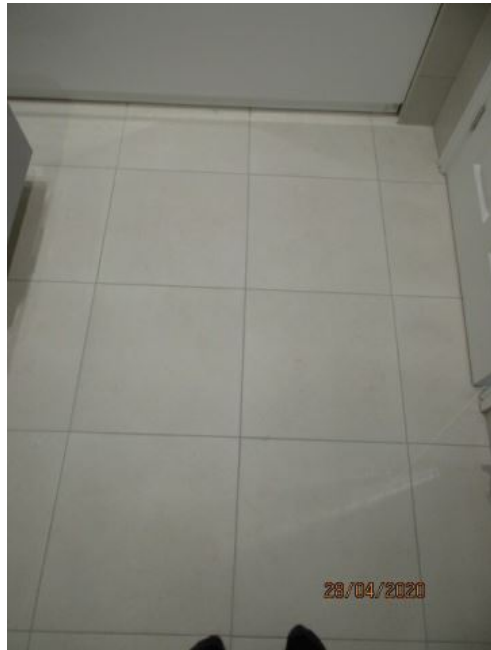


Image 276: ENSUITE 3



Image 277: ENSUITE 3



Image 278: ENSUITE 3



Image 279: ENSUITE 3

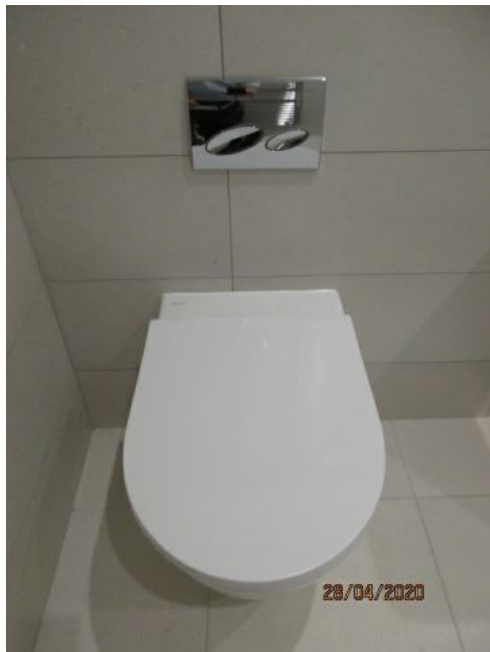


Image 280: ENSUITE 3



Image 281: ENSUITE 3



Image 282: ENSUITE 3





Image 285: ENSUITE 3



Image 286: ENSUITE 3



Image 287: ENSUITE 3



Image 288: ENSUITE 3



Image 289: ENSUITE 3



Image 290: ENSUITE 3



# FRONT GARDEN

FRONT GARDEN		
Ref	Description	Condition
FRONT GARDEN		
308	High-level brickwall to front of property with black metal electric gates with brick gateposts and 2 black metal carriage lights to top	lights discoloured
309	Redbrick block paved driveway throughout with matching grey trim to edges	
310	Large well maintained green lawned section to front with 3 mature trees with light brown wood supports	
311	Flowerbed to left-hand side of driveway with woodchip to floor and mature trimmed and maintained shrubs with in	
312	Paved pathway to side and rear of property with light brown wood fencing to rear with shingle to edges, 1 brass outside tap	
313	Paved patio area to rear of property outside kitchen door with mature flower beds to edges with woodchip with in and mature well maintained shrubs throughout	
314	4 Black metal effect movement sensor outside lamps	
315	1 DSc alarm housing	
316	1 White plastic doorbell	



Image 291: FRONT GARDEN



Image 292: FRONT GARDEN



Image 293: FRONT GARDEN



Image 294: FRONT GARDEN



Image 295: FRONT GARDEN

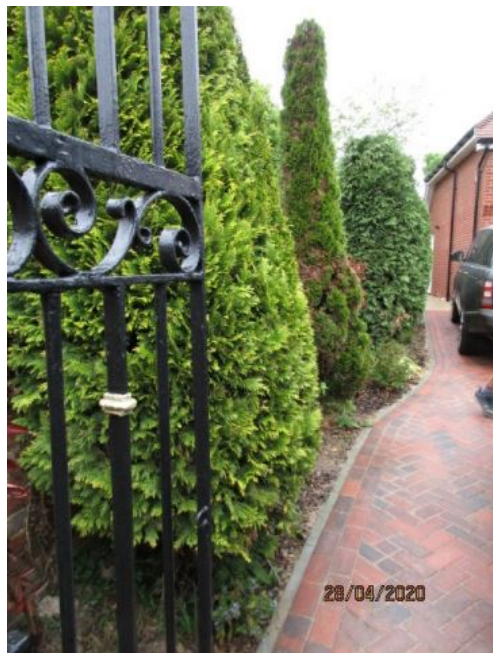


Image 296: FRONT GARDEN





Image 299: FRONT GARDEN



Image 300: FRONT GARDEN



Image 301: FRONT GARDEN



Image 302: FRONT GARDEN



Image 303: FRONT GARDEN

## Comments / Observations

Ref	Comment	Author	Date
NA	The document portal has been closed as the current deadline has passed.. No further comments are possible.	David Stringer	06/05/2020 00:00:48
NA	This portal will close at 05/05/2020, you have until then to post comments or observations.	Mark Uttley	05/05/2020 00:00:26
NA	This portal will close at 05/05/2020, you have until then to post comments or observations.	Mark Uttley	01/05/2020 00:00:46

## Document / Report Events

Ref	Comment	Author	Date
NA	Email ref 99730 with subject Message posted to portal for Inventory & Check-In ref 36001281 at RG4 6UR sent on 05/05/2020 00:01:55 was opened from IP Address 83.151.205.109 at 15/11/2020 16:38:13.	System	15/11/2020 16:38:13
NA	File Inventory & Check-In for Haslams at Penfold Cottage,Thames Street,Sonning, RG4 6UR Inventory & Check In Report.pdf.pdf was downloaded on 14/05/2020 12:27:59 by Public User	System	14/05/2020 12:27:59
NA	Portal was logged into on 14/05/2020 12:27:52	System	14/05/2020 12:27:52
NA	Email ref 99630 with subject Message posted to portal for Inventory & Check-In ref 36001281 at RG4 6UR sent on 01/05/2020 00:03:05 was opened from IP Address 216.213.137.73 at 01/05/2020 22:25:39.	System	01/05/2020 22:25:39
NA	Email ref 99554 with subject PLEASE RESPOND: A document portal has been opened for your inventory report: Ref 36001281 Penfold Cottage, Thames Street, Sonning,, Reading, RG4 6UR sent on 28/04/2020 13:33:56 was opened from IP Address 90.254.247.179 at 28/04/2020 13:44:48.	System	28/04/2020 13:44:48
NA	Document Portal will close on 05/05/2020 23:59:59	System	28/04/2020 13:33:34
NA	Document Portal Opened	System	28/04/2020 13:33:33