



Blue-Sky Inventories



Check-in Inventory Example

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For the full set of property pictures please [click here](#)

Date	-
Prepared by	-

TERMINOLOGY

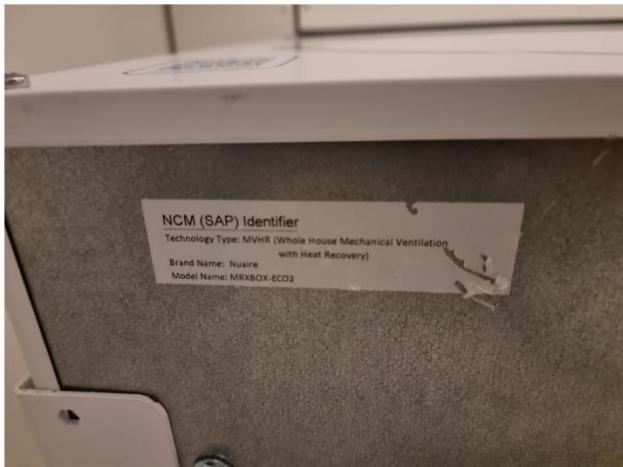
CLEANLINESS TERM	DEFINITION
Professionally Clean	Everything immaculate, sparkling and dust free, appliances and sanitary ware spotless. Carpets steam cleaned, vacuumed, floors swept. All furniture in order and clean. Linen freshly laundered.
Domestically Clean	Flooring vacuumed and swept. Appliances cleaned and free of dirt. Some carbon deposits to appliances may be seen but no loose debris or grease. Dust may be visible to areas not often seen (cupboards, tops of door frames etc.). Sanitary ware to clean condition – no dust/ soap deposits/ loose hairs etc.
Cleaned to a Poor Standard	Carpets need vacuum, all items dusty or dirty, kitchen and bathrooms require further cleaning to either a good domestic standard or to a professionally clean standard as applicable.
Not Cleaned	Property requires cleaning to a good domestic standard or professional to make available for next tenant as applicable.
CONDITION TERM	DEFINITION
Excellent	Unused; as new condition
Good	No obvious faults in appearance or functionality
Fair	Minor cosmetic defects, functionality not impaired
Aged	Extensive signs of wear and tear, extensive stains/marks/ tears/chips. Still functional.
Poor	Extensively damaged/ faulty items, large stains, upholstery torn and/or dirty, pet odours/ hairs.

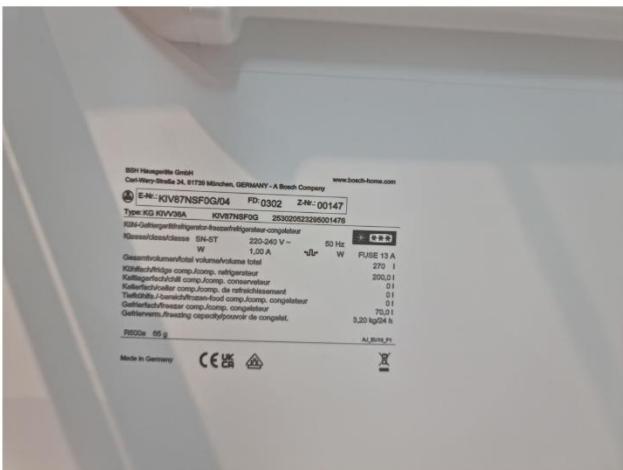
SCHEDULE OF CONDITION SUMMARY

Summary of cleanliness	Professionally cleaned with minor omissions
Decorative order	Good order
Carpets and flooring	Good order
Windows	Good order
Doors	Good order
Curtains/blinds/nets	Good order
Woodwork	Good order
Lights and shades	Good, working order
Furniture	Good order
Exterior	Good order – dusty throughout
Additional comments/outstanding/urgent maintenance	Tenant has reported that the peep hole on the entrance door does not work.

APPLIANCE INFORMATION

TYPE	MAKE	MODEL	SERIAL NO
Ventilation Unit	NUAIRE	MRXBOX-ECO2	55641196741944
Heat Interface Unit	EVINOX MODUSAT XR ECO	DE-13-M1004-PTB010	41067222
Wi-Fi Router	HYPEROPTIC	ZXHN H298A	EN: EH7NNBR06076
Washing Machine	BOSCH ECOSILENCE DRIVE	E-Nr: WAN28281GB/46	FD: 0210 Z-Nr: 6 00783
Fridge/Freezer	BOSCH	E-Nr: KIV87NSF0G/04	FD: 0302 Z-Nr: 00147
Dishwasher	BOSCH	E-Nr: SMV2ITX18G/43	FD: 0302 Z-Nr: 02894
Extractor Hood	BOSCH	E-Nr: DEM63AC00B/03	FD: 0304 Z-Nr: 001729
Hob	BOSCH	Not seen	Not seen
Oven	BOSCH	E-Nr: HHF113BR0B/11	FD: 0302 Z-Nr: 101418
Additional Pictures		Picture Link	





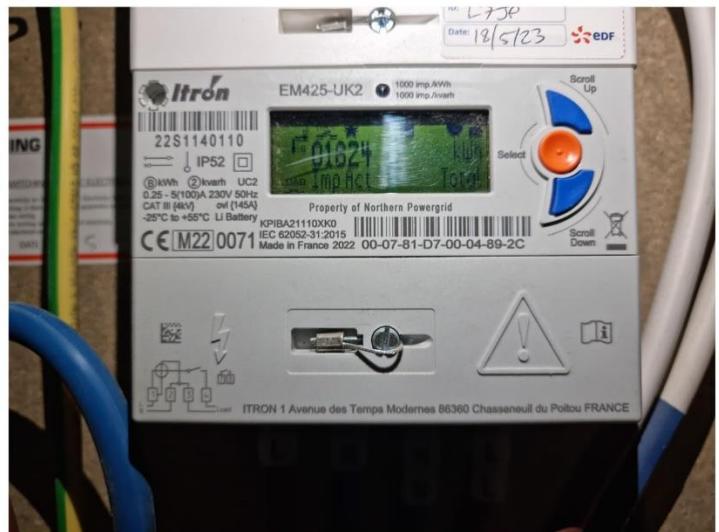
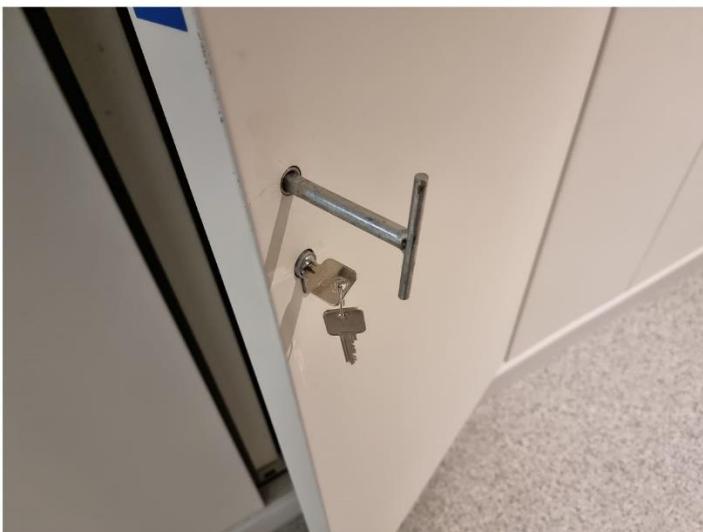
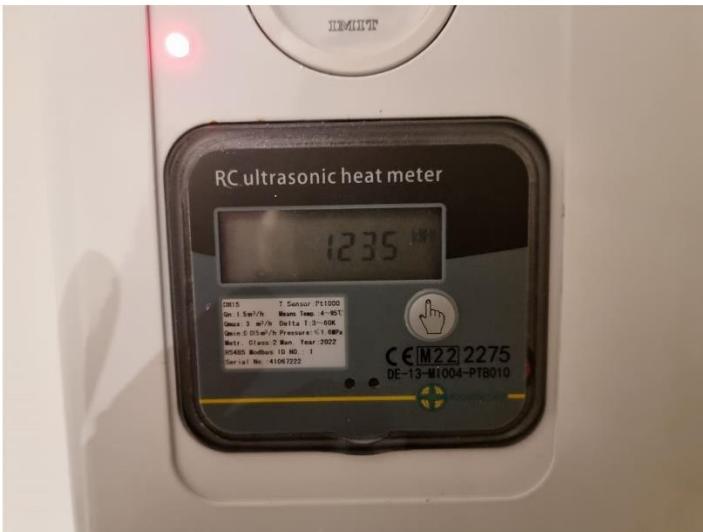


ALARMS

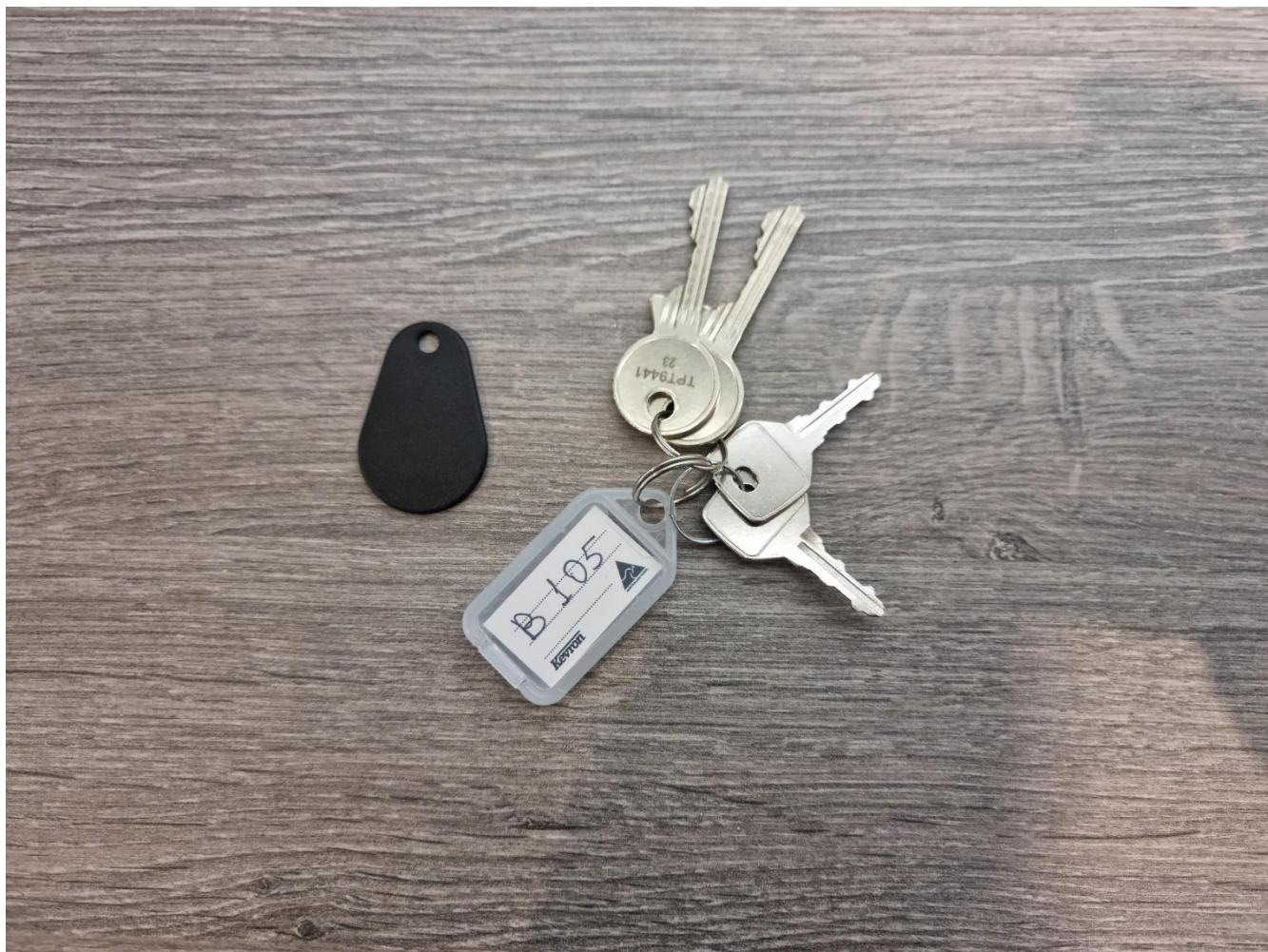
Type	Location	Evidence	Condition	Expiry
Smoke	Entrance Hallway		Tested and working	Apr 2033
Smoke	Bedroom One		Tested and working	Apr 2033
Smoke	Kitchen/Lounge		Tested and working	Apr 2033
Heat	Kitchen		Tested and working	Mar 2023
Smoke	Bedroom Two		Tested and working	Apr 2033
Smoke	Bedroom Three		Tested and working	Apr 2033
Additional Pictures			Picture Link	

METER READINGS

Type	Reading	Location	Serial	Date
Electric	01824 kWh	Communal riser cupboard	22S1140110	06.01.2024
Heat	12 35 kWh	Hallway cupboard	41067222	06.01.2024
Water	000009,263 m3	Hallway cupboard	312064381	06.01.2024
Additional Pictures			Picture Link	



KEYS



KEY DESCRIPTION

LOCATION: Provided to Tenant

2x Silver barrel keys (01256 242345, TPT944123)

2x Silver barrel keys (CC1607)

Picture Link

ENTRANCE HALL



REF	ITEM	DESCRIPTION	CONDITION
1.	Door	Dark brown wooden flat panelled door Chrome lever handle Chrome barrel lock Chrome spyhole Chrome metal plaque with black numerals '105'	Fair order Minor chips to closing edge Light scuff marks in places Indentation mark seen below spyhole
2.	Door Return	Dark brown wooden flat panelled door return Chrome lever handle Chrome thumb lock return Chrome spyhole with cover Chrome door closing mechanism at high level right hand side Chrome chain keep	Fair order Chips to door edge at low level
3.	Frame	Dark brown wood	Fair order Scattered minor chips to left frame at low level Further chip present
4.	Frame Return	Dark brown wood Chrome chain	Fair order White shaded marks to left frame Chipping seen at high level Good order
5.	Threshold	Light brown wooden strip	Fair order Black rub marks and usage scuff marks present

6.	Ceiling	White emulsion onto plaster 3x white plastic ceiling mounted sprinklers White plastic ceiling mounted smoke alarm	Fair order Shaded marks near smoke alarm Good order Good order Tested and working
7.	Walls (Reported in a clockwise order)	White emulsion onto plaster	
8.	Wall One (Entrance Door wall)	White emulsion onto plaster	Fair order Minor nicks present near intercom system Scuff marks to left hand side of door at low level
9.	Wall Two	White emulsion onto plaster	Good order
10.	Wall Three	White emulsion onto plaster	Fair order Scuff marks present in places
11.	Wall Four	White emulsion onto plaster	Good order
12.	Wall Five	White emulsion onto plaster	Good order
13.	Wall Six	White emulsion onto plaster	Good order
14.	Wall Seven	White emulsion onto plaster	Good order
15.	Wall Eight	White emulsion onto plaster	Fair order Angle chips present Shaded marks above light switch
16.	Skirting Boards & Woodwork	Wood painted white Skirting mounted chrome doorstop with black rubber tip to end	Fair order Dusty to top in places Cracking seen above Angle chips Scratch marks seen near angle Good order

17.	Floor	Light brown wooden laminate floorboards	Fair order Debris present Scuff marks forward of door
18.	Lighting	4x ceiling mounted white spotlights	Good, working order
19.	Sockets & Switches		
20.	Intercom Unit	White Comelit intercom system	Good order
21.	Fused Switch	White plastic fuse switch marked "Towel Rail"	Good order
22.	Power Outlet	White plastic double plug socket	Good order
23.	Switch	White plastic single light switch	Good order
24.	Switch	White plastic single light switch	Good order
25.	Power Outlet (Inside Cupboard Two)	White plastic double plug socket	Good order
26.	Fused Switch	White plastic fuse switch marked "Leak Detection"	Good order
27.	Fused Switch	White plastic fuse switch marked "MVHR"	Good order
28.	Fused Switch	White plastic fuse switch marked "Washing Machine"	Good order
29.	Power Outlet	White plastic single light socket	Good order
30.	Fused Outlet	White plastic panel marked "Security Alarm"	Good order
31.	Fused Switch	white plastic fuse switch marked "HIU"	Good order
32.	Fused Switch	White plastic fuse switch marked "Trace Heating"	Good order
33.	Cupboards		
34.	Built-in Cupboard One	White painted wooden flat panelled door and door return with chrome lever handle to both sides	Fair order Paint marks to door handle Scratch mark to right frame Paint marks to pipework

		<p>Chrome catch lock</p> <p>Wood painted white frame and frame return</p> <p>Interior:</p> <ul style="list-style-type: none"> 1x white ceiling mounted sprinkler 1x white ceiling mounted spotlight Pipework fitted to wall at low level White painted walls Wood painted white skirting Light brown wooden laminate flooring 	
35.	Built In Cupboard Two	<p>White wooden double doors and doors return, chrome lever handles on both sides of the right door</p> <p>Chrome door catch</p> <p>White plastic ceiling mounted extractor</p> <p>Notice stuck to wall</p> <p>White painted walls</p> <p>Wood painted white skirting</p> <p>Light brown wooden floorboards</p>	<p>Fair order</p> <p>Black spot marks to door return</p> <p>Damp marks to interior ceiling</p> <p>Minor debris seen on floor</p> <p>Dust and debris seen to corner of skirting board</p>
36.	Appliances		
37.	Ventilation Unit	White Nuaire ventilation unit	Good, working order
38.	HIU Unit	White HIU unit with built-in heat meter	Good, working order
39.	Washing Machine	<p>White Bosch washing machine</p> <p>1x glass door with grey and white surround</p> <p>Chrome control knob</p> <p>Digital display</p> <p>Powder drawer</p> <p>Grey rubber seal</p>	<p>Fair order</p> <p>Grubby marks to rubber seal</p> <p>Scattered soap residue marks seen to rubber seal</p>
40.	Wi-Fi Unit	White plastic Hyperoptic Wi-Fi box	Good order
41.	Leak Detection Unit	Whtie Aquitron heat detection unit	Good order

42.	Additional Items		
43.	Fuse Box	Cream fuse box with black built-in lock	Good order Information sticker stuck to front
44.	Black Metal Storage Box	Black metal storage box Electrical items and cabling seen to interior	Fair order Dust settlement and debris present to interior
45.	Guidance Manual	Hyperoptic Wi-Fi guidance manual seen	Good order
46.	Clear Plastic Bag	Clear plastic bag	Good order
47.	Additional Comments		
48.	Additional Pictures Link		<u>Click Here</u>



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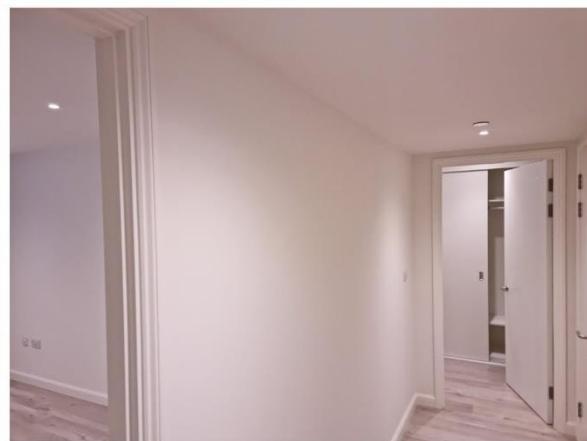
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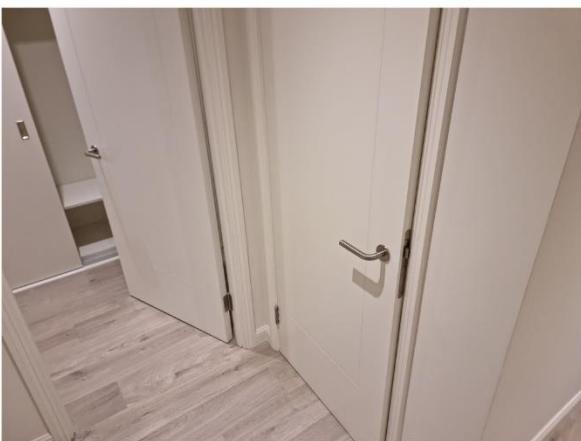
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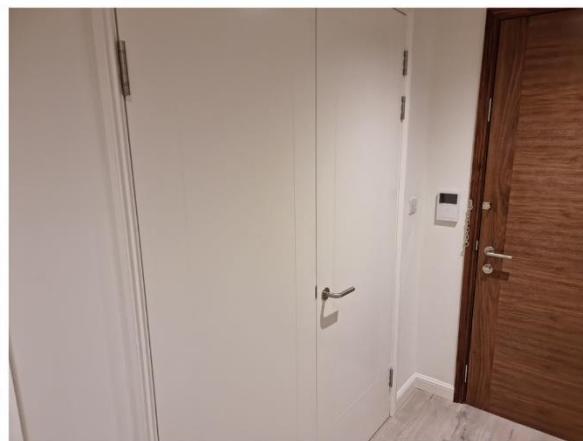
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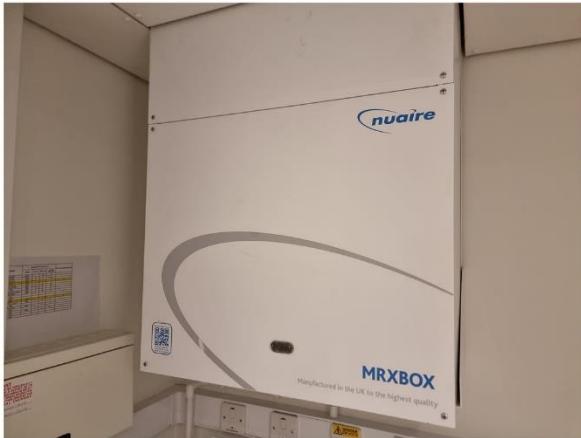
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38 (3).jpg



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BATHROOM



REF	ITEM	DESCRIPTION	CONDITION
49.	Door	White painted wooden flat panelled door Chrome lever handle Chrome built-in lock	Fair order Scuff marks above handle
50.	Door Return	White painted wooden flat panelled door return Chrome lever handle Chrome thumb lock return	Good order
51.	Frame	Wood painted white	Fair order Black spot mark and usage rub marks seen at high level
52.	Frame Return	Wood painted white	Good order
53.	Threshold	Chrome metal strip	Good order
54.	Ceiling	White emulsion onto plaster 1x white plastic ceiling mounted sprinkler	Good order Marks caused by shower fitting Good order
55.	Walls	White emulsion onto plaster Cream tiles with white grouting	
56.	Nearside	White emulsion onto plaster Cream tiles with white grouting	Good order Good order
57.	Left Hand Side	Cream tiles with white grouting	Fair order Scuff marks present

58.	Far Side	White emulsion onto plaster Cream tiles with white grouting	Good order Good order
59.	Right Hand Side	White emulsion onto plaster	Good order
60.	Skirting Boards & Woodwork	Grey tiles with grey grouting	Fair order Paint marked near door frame Dusty to top in places Brown marks near angle
61.	Floor	Grey tiles with grey grouting	Fair order Dust and debris to corner Discolouration to grouting forward of radiator Hair strand present Brown stain marks near toilet
62.	Lighting	2x white ceiling mounted spotlights	Good, working order
63.	Heating	Chrome heated towel rail with thermostatic valve to lower level	Good order
64.	Sockets & Switches		
65.	Light Switch	White plastic pull cord light switch with white plastic end	Fair order Black marks cord
66.	Outlet Panel	White plastic panel with cabling attached	Good order
67.	Extractor Fan	White plastic extractor fan	Good order
68.	Basin	White porcelain basin Chrome waste Chrome pop-up plug Chrome mixer tap Chrome overflow	Fair order Grubby marks to pop-up plug
69.	Toilet	White porcelain toilet Matching cistern Chrome dual flush White plastic seat and lid	Fair order Residue marks seen to side of cistern lid Minor white paint flecks to flush
70.	Bath/ Shower Enclosure	Fixed clear glass shower screen on chrome frame Fixed chrome showerhead, chrome handheld showerhead Chrome riser rail Chrome shower hose Chrome mixer tap	Good order

		White ceramic bath tub Chrome waste White bath side panel	
71.	Cupboard		
72.	Medicine Cabinet	Mirrored medicine cabinet 1x glass door Interior: 2x glass shelves Off-white plastic shavers only socket Chrome spring door closing mechanism 2x strip lights fitted to either side 1x under unit spotlight	Good order Both strip lights are working Under unit spotlight not working
73.	Under Sink Unit	White under sink unit 1x drawer with chrome pull handle	Fair order Dusty inside
74.	Toilet Roll Holder	Chrome plated toilet roll holder	Fair order Grubby marks seen to chrome plate
75.	Towel Rail	Chrome towel holder	Good order
76.	Additional Items	White shavers only socket	Good order
77.	Additional Comments		
78.	Additional Pictures Link		Click Here



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50.jpg



51 (5).jpg



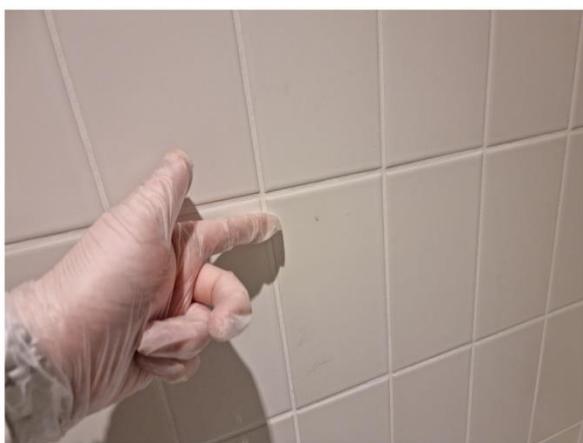
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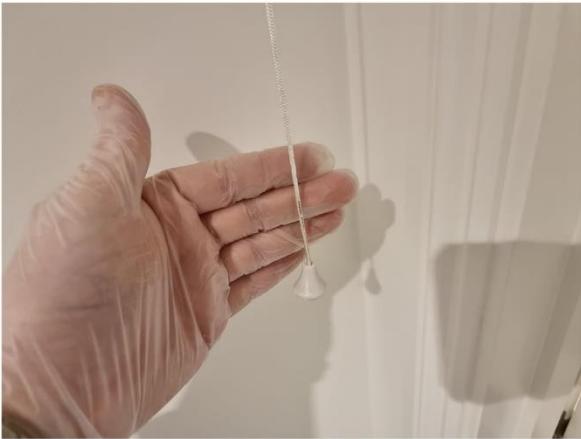
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68 (1).jpg



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72 (1).jpg



72 (5).jpg



73 (1).jpg



73 (2).jpg



74 (1).jpg



75.jpg

BEDROOM ONE



REF	ITEM	DESCRIPTION	CONDITION
79.	Door	White painted wooden flat panelled door Chrome lever handle	Good order Painted over chip to closing edge
80.	Door Return	White painted wooden flat panelled door return Chrome lever handle	Fair order Paint starts to peel at a low level Light scuff marks to low level left hand side
81.	Frame	Wood painted white	Fair order Minor paint chip to left frame
82.	Frame Return	Wood painted white	Good order
83.	Threshold	Light wooden strip	Good order Minor debris seen
84.	Ceiling	White emulsion onto plaster White plastic ceiling mounted smoke alarm 1x white plastic ceiling mounted sprinklers	Fair order Scuff marks present near curtain track Good order Tested and working Good order
85.	Walls	White emulsion onto plaster	
86.	Nearside	White emulsion onto plaster	Good order

87.	Left Hand Side	White emulsion onto plaster	Good order
88.	Far Side	White emulsion onto plaster	Fair order Minor nick seen Dust particles present
89.	Right Hand Side	White emulsion onto plaster	Fair order Rub marks present
90.	Skirting Boards & Woodwork	Wood painted white Skirting mounted chrome doorstop with black rubber tip to end	Fair order Minor nick seen right hand side of doorstop Good order
91.	Floor	Light brown wooden laminate floorboards	Fair order Debris present Rub marks seen
92.	Lighting	5x ceiling mounted white spotlights	Good order
93.	Windows	Dark grey UPVC door with 2x clear glass panes 1x chrome lever handle fitted to right door Grey metal railings Dark grey runner	Fair order Light usage marks to low level Smeary marks to glass pane Water drip marks seen to door return
94.	Curtains & Blinds	2x brown fabric ceiling to floor length curtains	Fair order Fraying to edge
95.	Heating	White metal double panelled radiator with thermostatic valve, caps and grill to top	Fair order Scuff marks to top left hand side
96.	Sockets & Switches		
97.	Extractor Fan	White plastic ceiling mounted extractor fan	Fair order Paint marked
98.	Power Outlet	White plastic double plug socket	Good order
99.	Power Outlet	White plastic double plug socket	Good order
100.	FM/DAB, TV and SAT Points	White plastic FM/DAB, TV, SAT1 and SAT 2 points	Good order
101.	Switch	White plastic single light switch	Good order

102.	Power Outlet	White plastic double plug socket	Good order
103.	Power Outlet	White plastic double plug socket	Good order
104.	Power Outlet	White plastic double plug socket	Good order
105.	Power Outlet	White plastic double plug socket	Good order
106.	Cupboards		
107.	Built-in Cupboard	White painted built-in cupboard 2x white painted sliding doors with integrated chrome handles to each Interior: 1x white wooden shelf to high level 1x chrome hanging rail 1x white wooden shelf to low level	Good order Light scuff marks to door
108.	Additional Comments		
109.	Additional Pictures Link		Click Here



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79 (2).jpg



80 (1).jpg



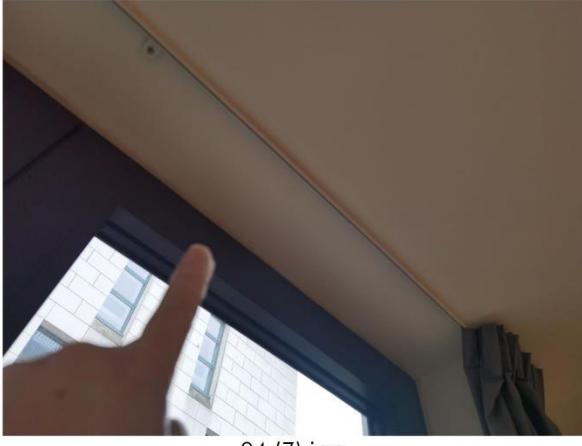
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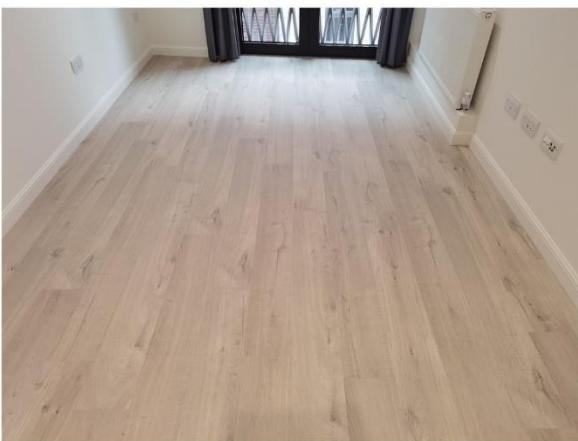
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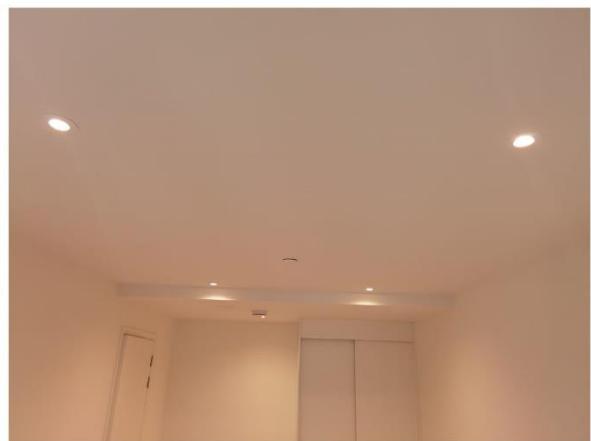
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107 (9).jpg

| KITCHEN & LOUNGE



REF	ITEM	DESCRIPTION	CONDITION
110.	Door	White painted flat panelled door Chrome lever handle Chrome catch lock	Good order
111.	Door Return	White painted flat panelled door return Chrome lever handle	Fair order Light scuff marks to low level Dusty to hinges at low level
112.	Frame	Wood painted white	Fair order Chipping to right frame at low level
113.	Frame Return	Wood painted white	Good order
114.	Threshold	Continuation of flooring	Good order
115.	Ceiling	White emulsion onto plaster White plastic ceiling mounted smoke alarm White plastic ceiling mounted heat alarm 4x white plastic ceiling mounted sprinkler	Fair order Shaded marks near sprinkler Good order Tested and working Good order Tested and working Good order
116.	Walls	White emulsion onto plaster	

117.	Wall One	White emulsion onto plaster	Good order
118.	Wall Two	White emulsion onto plaster	Good order
119.	Wall Three (Front and back)	White emulsion onto plaster	Fair order Black vertical line mark seen near angle at low level
120.	Wall Four	White emulsion onto plaster Glass splashback to kitchen area	Good order Good order
121.	Wall Five	White emulsion onto plaster Glass splashback to kitchen area	Good order Good order
122.	Wall Six	White emulsion onto plaster	Good order
123.	Wall Seven	White emulsion onto plaster	Good order
124.	Wall Eight	White emulsion onto plaster	Good order
125.	Skirting Boards & Woodwork	Wood painted white Skirting mounted chrome doorstop with black rubber tip to end Light grey laminated kickboard 9x further skirting mounted chrome doorstops with black rubber tips to end	Fair order Scratch marks in places Dusty to top Chipping to paintwork at low level edge near corner Good order Fair order Minor hair debris present Good order
126.	Floor	Light brown wooden laminate floorboards	Fair order White shaded marks
127.	Lighting	16x white ceiling mounted spotlights	Good, working order
128.	Windows		

129.	Window 1	Dark grey UPVC door with 2x clear glass panes 1x grey lever handle	Fair order Scuff marks to door return
130.	Window 2	Dark grey UPVC door with 2x clear glass panes 1x grey lever handle	Fair order Smeary marks to glass pane
131.	Window 3	Dark grey UPVC door with 2x clear glass panes 1x grey lever handle	Fair order Wipe marks to frame Smeary marks to glass pane
132.	Window 4	Dark grey UPVC door with 2x clear glass panes 1x grey lever handle	Fair order Smeary marks to glass pane
133.	Curtains & Blinds		
134.	Curtains 1	2x grey fabric ceiling to floor length curtains	Good order
135.	Curtains 2	2x grey fabric ceiling to floor length curtains	Fair order White shaded marks to right hand side edge
136.	Curtains 3	2x grey fabric ceiling to floor length curtains	Good order
137.	Curtains 4	2x grey fabric ceiling to floor length curtains	Good order
138.	Curtains 5 (Over Balcony Entrance Door)		
139.	Heating		
140.	Heating 1	White metal double panelled radiator with thermostatic valve, caps and grill to top	Good order
141.	Heating 2	White metal vertical radiator with thermostatic valve and caps	Fair order Paint marked to chrome fittings Scuff marks in places
142.	Sockets & Switches		
143.	Extractor Fan 1	White plastic ceiling mounted extractor fan to lounge	Good order
144.	Extractor Fan 2	White plastic ceiling mounted extractor fan to kitchen area	Good order

145.	Thermostat	White plastic Evinox ViewSmart digital thermostat	Good order
146.	Switch	White plastic single light switch	Good order
147.	Switch	White plastic triple light switch	Good order Lightly dusty
148.	Power Outlet	White plastic double plug socket	Good order
149.	Power Outlet	White plastic double plug socket	Good order
150.	Switch	White plastic on/off switch marked "Hob"	Good order
151.	Power Outlet	White plastic double plug socket	Good order
152.	Power Outlet	White plastic double plug socket	Good order
153.	Switch	White plastic single light switch	Good order
154.	Power Outlet	White plastic double plug socket	Good order
155.	Power Outlet	White plastic double plug socket	Good order
156.	FM/DAB, TV and SAT Points	White plastic FM/DAB, TV, SAT1 and SAT 2 points	Good order
157.	Power Outlet	White plastic double plug socket	Good order
158.	Switch (Inside Wall Cupboard 5)	White plastic quadruple appliance switches	Good order
159.	Wall Units (from left to right)	Light grey laminate wall units	
160.	Cupboard 1	1x door, 2x shelves	Good order
161.	Cupboard 2	2x doors, 2x shelves	Fair order Scuff marks to left door front at low level
162.	Cupboard 3	2x doors, 2x shelves	Good order

163.	Cupboard 4	2x doors, 2x shelves	Good order
164.	Cupboard 5	2x doors, 2x shelves	Good order
165.	Floor Units (from left to right)	Light grey laminate wall units	
166.	Cupboard 1	Under sink unit – 2x doors, 2x shelves	Fair order Debris inside Scuff marks to interior base
167.	Cupboard 2	1x door, 1x shelf	Good order
168.	Cupboard 3	1x door, 1x shelf	Good order Minor debris present
169.	Cupboard 4	Panel beneath oven	Good order
170.	Cupboard 5	Bank of 3x drawer units Top drawer with grey plastic cutlery tray	Good order
171.	Cupboard 6	2x doors, 2x shelves	Good order
172.	Work Top	Medium wood effect worktop	Good order
173.	Sink	Stainless steel 1 ½ bowl sink with integrated draining board Chrome swan neck mixer tap 2x chrome wastes	Fair order Scuff marks inside large bowl
174.	Appliances		
175.	Fridge Freezer	Bosch fridge freezer Fridge compartment: 4x glass door shelves 1x storage space at high level Interior: 5x glass shelves with white plastic trim 1x salad crisper box 1x white ice cube tray and 3-sets of egg holder inside clear plastic cover Instruction manuals seen	Good order Good order

		Freezer compartment: 2x freezer drawers	Good order
176.	Dishwasher	Bosch dishwasher Interior: Powder drawer to door return 1x grey dishwasher spray head fitting 2x grey metal racks 1x grey plastic cutlery basket 1x rectangular shaped metal fitting seen	Good order
177.	Extractor Fan	Grey Bosch extractor hood Black control buttons 2x filters 2x lights	Good order Both lights are working
178.	Hob	Black Bosch induction hob with touch controls	Good order
179.	Oven	Chrome and black Bosch oven 2x chrome control knobs 1x black glass door with chrome bar handle Digital display Interior: 1x grey baking tray 1x metal grill rack 1x oven tray with chrome grill insert	Good order
180.	Additional Items		
181.	Parcel Cover	Brown parcel cover marked "B 105"	Excellent
182.	Manuals	User guide manuals for washing machine, oven and hob	
183.	Smart Meter	Black smart meter with digital display and charger	Good order
184.	Additional Comments		
185.	Additional Pictures Link		Click Here



115 (6).jpg



115 (9).jpg



119 (9).jpg



120 (3).jpg



121 (1).jpg



121 (6).jpg



123.jpg



126 (5).jpg



126 (11).jpg



135.jpg



136 (2).jpg



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159.jpg



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172 (5).jpg



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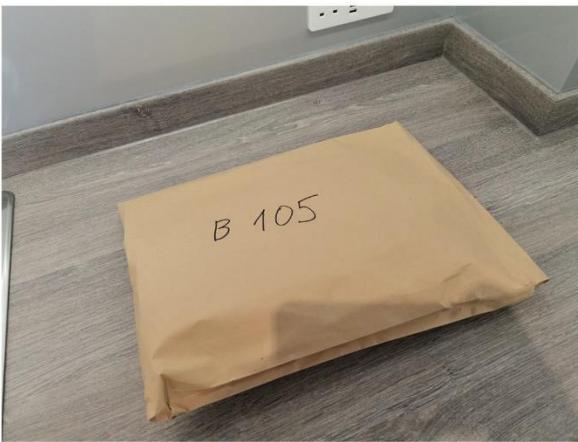
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181.jpg



183 (2).jpg

BEDROOM TWO



REF	ITEM	DESCRIPTION	CONDITION
186.	Door	White painted wooden flat panelled door Chrome lever handle	Good order
187.	Door Return	White painted wooden flat panelled door return Chrome lever handle	Fair order Light scuff marks to low level Black line mark seen
188.	Frame	Wood painted white	Fair order Black scuff marks to left frame at low level Hairline cracks seen to left frame near hinge
189.	Frame Return	Wood painted white	Good order
190.	Threshold	Continuation of flooring	Good order
191.	Ceiling	White emulsion onto plaster White plastic ceiling mounted smoke alarm 2x white plastic ceiling mounted sprinklers	Good order Good order Tested and working Good order
192.	Walls	White emulsion onto plaster	
193.	Nearside	White emulsion onto plaster	Good order

194.	Left Hand Side	White emulsion onto plaster	Good order
195.	Far Side	White emulsion onto plaster	Good order
196.	Right Hand Side	White emulsion onto plaster	Good order
197.	Skirting Boards & Woodwork	Wood painted white Skirting mounted chrome doorstop with black rubber tip to end	Fair order Black shaded mark seen Painted over defects Good order
198.	Floor	Light brown wooden laminate floorboards	Good order
199.	Lighting	4 x ceiling mounted white spotlights	Good, working order
200.	Windows	Dark grey UPVC framed window 2x glass panes 1x grey lever handle	Good order
201.	Windowsill	White windowsill	Good order
202.	Curtains & Blinds	2x grey fabric ceiling to sill length fabric curtains	Good order
203.	Heating	White metal double panelled radiator with thermostatic valve, caps and grill to top	Fair order Rub marks to top left hand side Black spot mark to top
204.	Sockets & Switches		
205.	Extractor Fan	White plastic ceiling mounted extractor fan	Good order
206.	Switch	White plastic single light switch	Good order
207.	Power Outlet	White plastic double plug socket	Good order
208.	Power Outlet	White plastic double plug socket	Good order
209.	Power Outlet	White plastic double plug socket	Good order

210.	FM/DAB, TV and SAT Points	White plastic FM/DAB, TV, SAT1 and SAT 2 points	Good order
211.	Power Outlet	White plastic double plug socket	Good order
212.	Telephone Point	White plastic telephone point	Good order
213.	Power Outlet	White plastic double plug socket	Good order
214.	Power Outlet	White plastic double plug socket	Good order
215.	Cupboards		
216.	Built-in Cupboard	White painted built-in cupboard 2x white painted sliding doors with integrated chrome handles to each Interior: 1x white wooden shelf to high level 1x chrome hanging rail 1x white wooden shelf to low level	Good order
217.	Additional Comments		
218.	Additional Pictures Link		<u>Click Here</u>



186 (1).jpg



187 (1).jpg



187 (3).jpg



188 (2).jpg



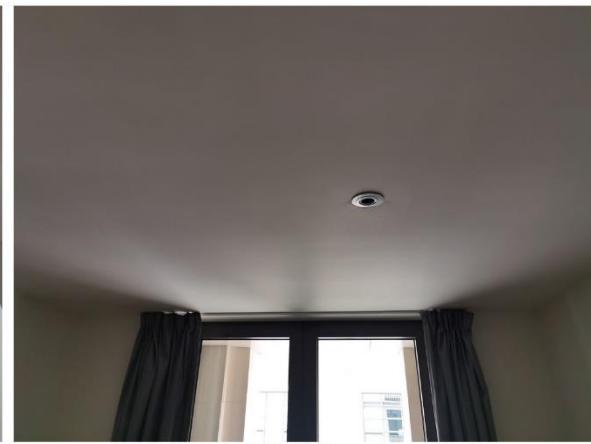
188 (3).jpg



189 (11).jpg



191 (2).jpg



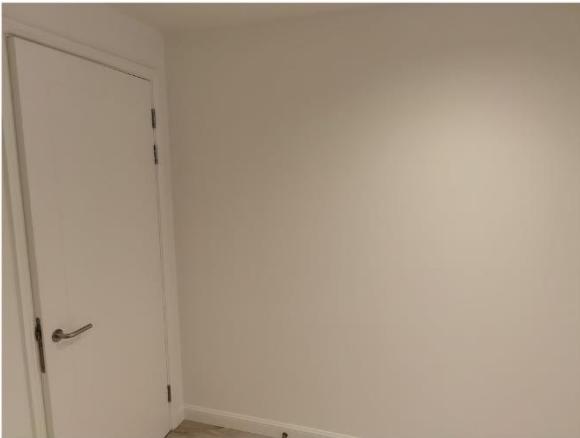
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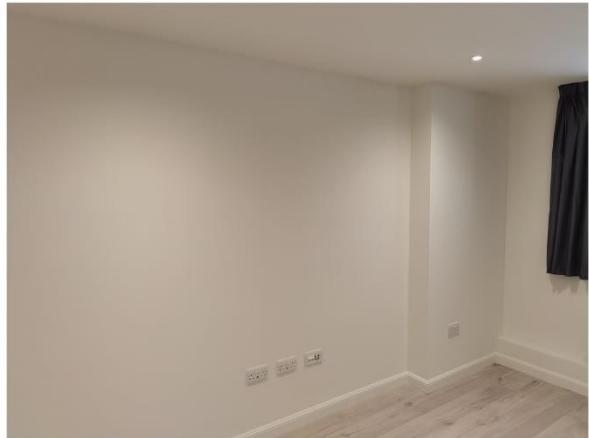
191 (6).jpg



193.jpg



194 (1).jpg



194 (2).jpg



195.jpg



196 (1).jpg



196 (2).jpg



196 (3).jpg



198 (4).jpg



200 (1).jpg



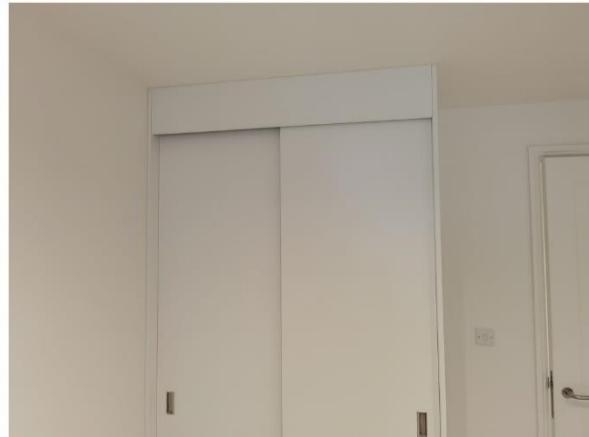
201 (2).jpg



202.jpg



203 (1).jpg



216 (1).jpg



216 (2).jpg



216 (13).jpg

BEDROOM THREE



REF	ITEM	DESCRIPTION	CONDITION
219.	Door	White painted wooden flat panelled door Chrome lever handle	Fair order Minor nick seen Light scuff marks to low level
220.	Door Return	White painted wooden flat panelled door return Chrome lever handle	Fair order Handle paint marked Catch lock paint marked Scuff marks and 1x small dent seen to low level Indentation line to low level
221.	Frame	Wood painted white	Good order
222.	Frame Return	Wood painted white	Fair order Paint chips to right frame at low level
223.	Threshold	Continuation of flooring	Good order
224.	Ceiling	White emulsion onto plaster White plastic ceiling mounted smoke alarm 2x white plastic ceiling mounted sprinklers	Good order Good order Tested and working Good order
225.	Walls	White emulsion onto plaster	
226.	Nearside	White emulsion onto plaster	Fair order Chipping to paintwork

227.	Left Hand Side	White emulsion onto plaster	Good order
228.	Far Side	White emulsion onto plaster	Good order
229.	Right Hand Side	White emulsion onto plaster	Good order
230.	Skirting Boards & Woodwork	Wood painted white	Fair order Dusty to top Joins visible to corner
231.	Floor	Light brown wooden laminate floorboards	Good order Debris present
232.	Lighting	5 x ceiling mounted white spotlights	Good, working order
233.	Windows	Dark grey UPVC framed window 2x glass panes 1x grey lever handle	Fair order White marks present Scuff marks to handle
234.	Windowsill	White windowsill	Good order Minor chip present to front edge
235.	Curtains & Blinds	2x grey fabric ceiling to sill length fabric curtains	Good order
236.	Heating	White metal double panelled radiator with thermostatic valve, caps and grill to top	Fair order Dust settlement seen inside grill
237.	Sockets & Switches		
238.	Extractor Fan	White plastic ceiling mounted extractor fan	Good order
239.	Switch	White plastic single light switch	Good order
240.	Power Outlet	White plastic double plug socket	Good order
241.	Power Outlet	White plastic double plug socket	Good order
242.	FM/DAB, TV and SAT Points	White plastic FM/DAB, TV, SAT1 and SAT 2 points	Good order
243.	Power Outlet	White plastic double plug socket	Good order

244.	Telephone Point	White plastic telephone point	Good order
245.	Power Outlet	White plastic double plug socket	Good order
246.	Power Outlet	White plastic double plug socket	Good order
247.	Fused Switch	White plastic single fuse switch marked "Towel Rail"	Good order
248.	Cupboards		
249.	Built-in Cupboard	White painted built-in cupboard 2x white painted sliding doors with integrated chrome handles to each Interior: 1x white wooden shelf to high level 1x chrome hanging rail 1x white wooden shelf to low level	Fair order Chrome handle tarnished Chip to interior base
250.	Furniture		
251.	Open Shelving Unit	White painted wooden open shelving unit with 4x shelves	Fair order
252.	Additional Comments		
253.	Additional Pictures Link		<u>Click Here</u>



219 (1).jpg



219 (2).jpg



219 (4).jpg



220 (1).jpg



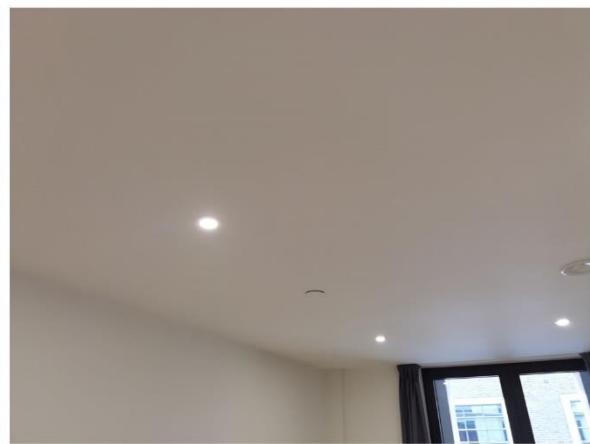
220 (3).jpg



220 (5).jpg



222 (14).jpg



224 (3).jpg



224 (7).jpg



226 (3).jpg



226 (5).jpg



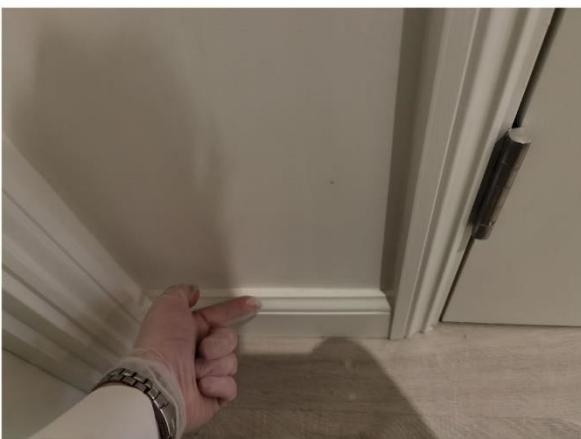
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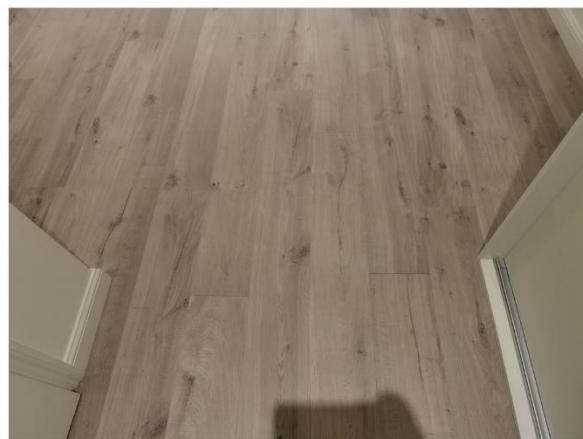
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229 (1).jpg



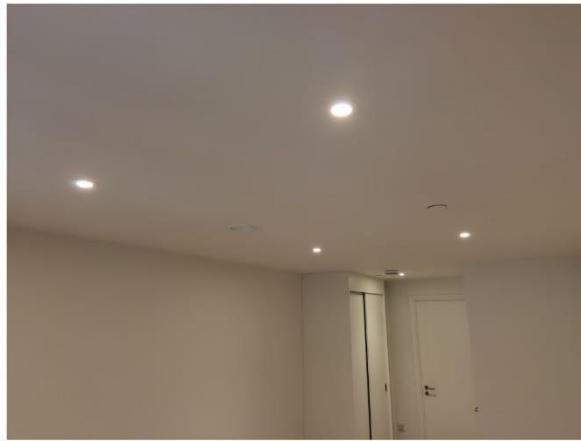
230 (2).jpg



231 (3).jpg



231 (6).jpg



232.jpg



233 (1).jpg



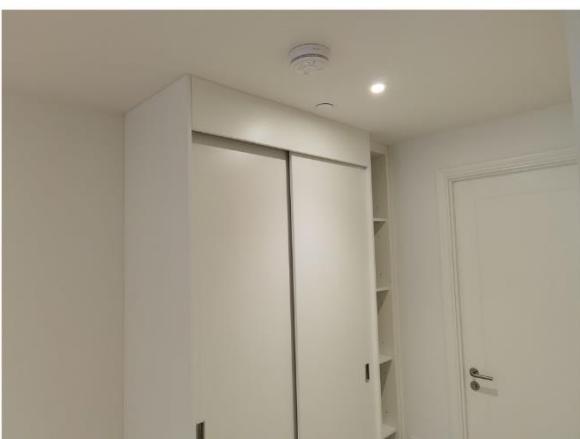
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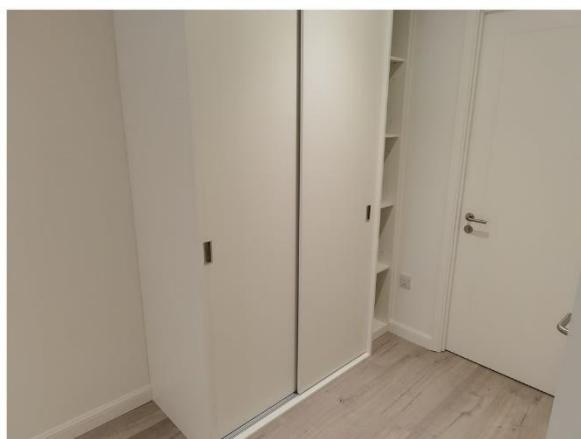
235.jpg



236 (1).jpg



249 (1).jpg



249 (2).jpg

| BEDROOM THREE EN-SUITE



REF	ITEM	DESCRIPTION	CONDITION
254.	Door	White painted wooden flat panelled door Chrome lever handle Chrome built-in lock	Fair order Paintwork slightly lifting at low level
255.	Door Return	White painted wooden flat panelled door return Chrome lever handle Chrome thumb lock return	Fair order Scuff marks and paintwork slightly lifting at low level
256.	Frame	Wood painted white	Good order
257.	Frame Return	Wood painted white	Good order
258.	Threshold	Chrome metal strip	Fair order Tarnished and usage scratch marks present
259.	Ceiling	White emulsion onto plaster White access panel	Good order Good order
260.	Walls	White emulsion onto plaster Cream tiles with white grouting	
261.	Nearside	White emulsion onto plaster	Good order
262.	Left Hand Side	White emulsion onto plaster Cream tiles with white grouting	Good order Good order
263.	Far Side	Cream tiles with white grouting	Good order

264.	Right Hand Side	White emulsion onto plaster	Fair order Black line mark seen Shaded marks to low level
265.	Skirting Boards & Woodwork	Grey tiles with grey grouting Skirting mounted chrome doorstop with black rubber tip to end	Good order Good order
266.	Floor	Grey tiles with grey grouting	Fair order Paint marked forward of door Paint flecks present
267.	Lighting	2x white ceiling mounted spotlights	Good, working order
268.	Heating	Chrome heated towel rail with thermostatic valve to lower level	Fair order
269.	Sockets & Switches		
270.	Extractor Fan	White plastic ceiling mounted extractor fan	Good order
271.	Light Switch	White plastic pull cord light switch with white plastic end	Fair order Discolouration marks to cord
272.	Basin	White porcelain basin Chrome waste Chrome pop-up plug Chrome mixer tap Chrome overflow	Good order
273.	Toilet	White porcelain toilet Matching cistern Chrome dual flush White plastic seat and lid	Fair order Grubby marks to flush
274.	Bath/ Shower Enclosure	Fixed clear glass shower screen on chrome frame Fixed chrome showerhead and chrome handheld showerhead Chrome riser rail Chrome shower hose Chrome mixer tap Chrome waste White shower tray	Fair order Dirt marks to chrome frame
275.	Cupboard		
276.	Medicine Cabinet	Mirrored medicine cabinet 1x glass door	Good order Both strip lights are working

		Interior: 2x glass shelves Off-white plastic shavers only socket Chrome spring door closing mechanism 2x strip lights fitted to either side 1x under unit spotlight	
277.	Under Sink Unit	White under sink unit 1x drawer with chrome pull handle	Fair order Grubby marks to backboard near pipework
278.	Toilet Roll Holder	Chrome plated toilet roll holder	Good order
279.	Towel Rail	Chrome towel holder	Good order
280.	Additional Comments		
281.	Additional Pictures Link		<u>Click Here</u>



254 (1).jpg



254 (2).jpg



255 (1).jpg



255 (3).jpg



258 (3).jpg



259 (2).jpg



261 (2).jpg



262 (2).jpg



262 (5).jpg



263 (6).jpg



264 (1).jpg



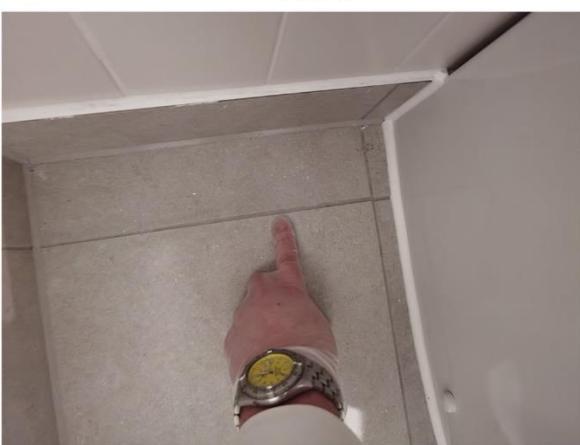
264 (6).jpg



266 (1).jpg



266 (2).jpg



266 (4).jpg



266 (8).jpg



268 (1).jpg



268 (4).jpg



271 (4).jpg



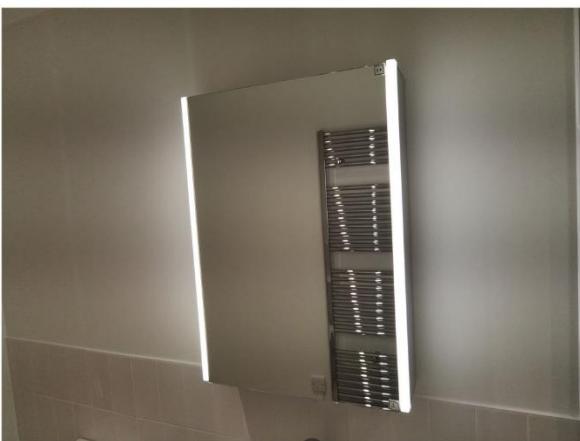
272 (1).jpg



273 (1).jpg



274 (1).jpg



276 (8).jpg



277 (1).jpg

| OUTDOOR AREA



REF	ITEM	DESCRIPTION	CONDITION
282.	Door	Dark grey painted UPVC door with clear glass panel Chrome pull knob	Fair order Dusty to low level Chips to top
283.	Door Return	Dark grey painted UPVC door return with clear glass panel Chrome pull knob	Good order
284.	Frame	Dark grey UPVC	Fair order Shaded marks to top Chips to right frame
285.	Frame Return	Dark grey UPVC	Fair order Chips to top Shaded marks to right frame at mid level Dusty to frame
286.	Threshold	Black and chrome runner	Fair order Dust settlement present
287.	Ceiling	Cream tiles with white grouting 1x ceiling mounted white plastic sprinkler	Fair order 1x blue spot mark Good order
288.	Perimeter	Dark grey UPVC panel Ceram tiles with white grouting	
289.	Nearside	Dark grey UPVC panel Cream tiles with white grouting	Fair order Dust marks seen near door Good order

290.	Left Hand Side	Cream tiles with white grouting Dark grey metal railings	Fair order Scattered blue spot marks Dust buildup at high level Fair order Dusty
291.	Far Side	Dark grey UPVC panels	Fair order Dusty
292.	Right Hand Side	Dark grey UPVC panels	Fair order Dusty White marks to low level edge
293.	Floor	Cream tiled flooring	Fair order Requires cleaning Dust and debris present
294.	Lighting	2x wall mounted lights	Good, working order
295.	Windows		
296.	Window 1	Dark grey UPVC framed window 2x clear glass panes	Fair order Dusty to corner Rub marks present to outer frame
297.	Window 2	Dark grey UPVC framed window 2x clear glass panes	Fair order Scratch marks to lower frame Minor chips to right frame
298.	Windowsill		
299.	Windowsill 1	Dark grey UPVC windowsill	Fair order Dust settlement present
300.	Windowsill 2	Dark grey UPVC windowsill	Fair order Dust settlement present
301.	Sockets & Switches		
302.	Fire Alarm	White plastic fire alarm with red LED	Good order Dusty
303.	Power Outlet	Grey box unit with grey double plug socket to interior	Fair order Dust settlement present
304.	Additional Comments		
305.	Additional Pictures Link		Click Here



282 (1).jpg



283.jpg



284 (14).jpg



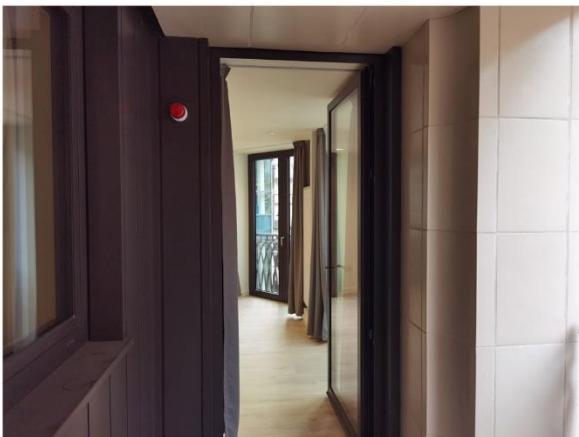
285 (9).jpg



287 (3).jpg



287 (4).jpg



289 (1).jpg



289 (3).jpg



290 (2).jpg



290 (6).jpg



290 (11).jpg



291 (1).jpg



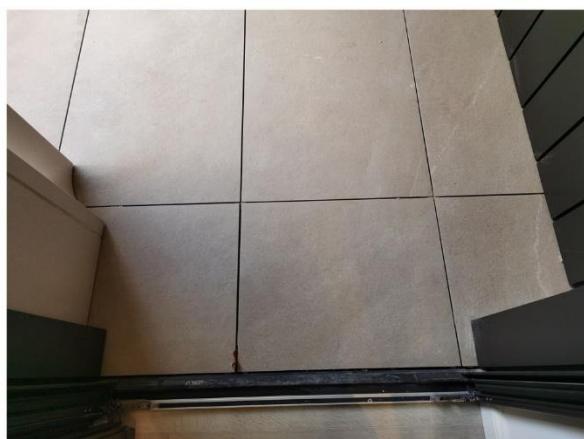
291 (2).jpg



291 (3).jpg



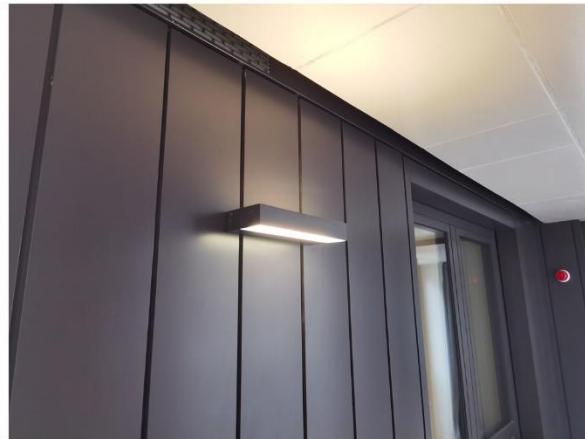
292 (6).jpg



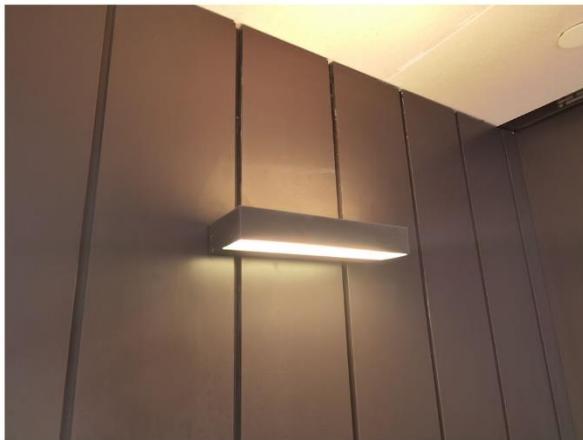
293 (1).jpg



293 (7).jpg



294 (1).jpg



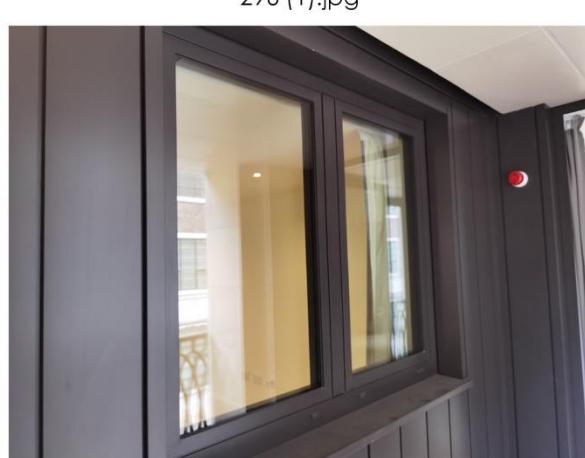
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297 (1).jpg



299 (1).jpg



303 (1).jpg

ABOUT THE REPORT

This report:

This report provides an impartial and easy to follow schedule of condition for each of the main features of the property on a room by room basis, together with details of its contents if present.

It has been prepared on the understanding that where no comment on the condition of an element or item is made by the inventory assessor, the element or item is taken to be in a good clean serviceable condition and without defect(s). This report will specifically comment on and identify defects or elements in poor condition that have been observed during the inspection and will be described in the narrative of the report/ evidenced in the photographs contained in the report.

Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers,

i.e., wall #1, will always be the wall that the door or entrance way is situated in and then round in a clockwise motion from there.

Reference to cupboard numbers,

i.e., C1, will always be the cupboard closet to the entrance way or door situated on the left-hand side and then round in a clockwise motion from there.

When further information is required for location terminology used in the report is as follows,

RHS – Right hand side

LHS – Left hand side

RH – Right hand

LH – Left hand

Where an inventory report is compiled at an old property, it must be understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

What this report does not tell you:

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or Valuer. This report will not necessarily mention structural defects

and does not give any advice on the cost of any repair work, or the types of repair which should be used.

Fixtures and fittings are listed and described; they are not tested, and no comment is made as to the working condition.

What is inspected?

The inventory assessor carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. Inaccessible areas and loft areas will not be inspected.

Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described.

generically, i.e., a bookshelf could be described as containing 'a number of paperback books'.

Similar items will include used bedding, used kitchen utensils, tableware etc.

Ownership: This report remains the property of the instructing party and shall not be used or copied without their written permission.

TENANT GUIDANCE NOTES

It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleanings must be thorough, and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

- Carpets should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.
- Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The decor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove fingerprints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.
- Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.
- Tumble Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.
- Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed, and pathways/patios weeded and swept.

The smoke and Carbon Monoxide alarms in the property have been checked and are in working order at the date of this report. It is the Tenant's responsibility to keep them in working order during the life of the tenancy. Any faults (other than battery replacement) should be reported immediately.

As of the 1st October 2014 all pull cords for all blinds (whether old or newly fitted) must be 1.5m from the floor to avoid posing health and safety issue. Any blind that has cords that can form a loop must have either a small safety bracket or cleat hook on the wall to enable the cords to be secured/ taut, with no 'give' to pose a possible choking problem.

TENANT DECLARATIONS

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

Tenant/s Name:

Tenant/s Signature:

LANDLORD DECLARATIONS

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

Landlord/s Name:

Landlord/s Signature:

ASSESSOR DECLARATIONS

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

Assessor Name: Christopher Callear

Assessor Email: info@blueskyinventories.org

Assessor Signature:

