8 Towneley Parade
Longridge, Preston
PR3 3HU
[redacted]

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 40 Greenbank Park, Longridge, Preston

As At Date: 4th February 2010

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant/s: [redacted]

Date: 04/02/2010

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 4th February 2010 Gas: 00029
Electric: High 00073
Low 00003
Total 00076
Water: n/a

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Note	Everything throughout the property is brand new and clean.
Entrance	
Hall	New Fitted coir mat (clean)
18080 to	Newly painted Cream walls
18082	Ceiling light - working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
Kitchen	
18120 to	Newly painted Cream walls
18147	Newly laid linoleum flooring (clean)
	Fitted oak wall and base units (clean)
	All cupboards inside and out are clean
	New Integral fridge (clean)
	New Integral dishwasher (clean)
	New Stainless steel sink and drainer (clean)
	Black granite effect worktops (clean)
	2 X double glazed windows with cream blinds
	Part tiled walls (clean)
	6 x Spot lights (all working)
	Radiator. Wall thermostat.
	New Stainless steel double oven and gas hob with extractor hood
	Storage cupboard – housing the combi 30 he boiler and electric meter
Dining room	
18112 to	New brown carpet (clean)
18119	Newly painted Cream walls
	6 x spot lights (all working)
	1 double glazed window with cream blinds
	Radiator
	4 x power points
	Television point
Utility room	
18097 to	New Fitted base units with black worktops
18104	New Brown carpet and newly laid linoleum
	Radiator
	Cream walls (clean)
	Extractor fan
	Ceiling light working

	1 power point
Downstairs	New Fitted two piece suite – sink and toilet (clean)
W.C	Double glazed opaque window
18105 to	New Brown carpet
18111	Cream blinds
	Ceiling light
	Part tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge	
18083 to	New brown carpet
18096	Cream walls
	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with metal rails and tie backs
	7 x spot lights, 4 wall lights and 2 x ceiling lights (two of the wall lights are not working)
	Gas fire in sandstone surround (clean)
	2 x radiator
	Television point
	Telephone point
	5 x power points
	Key in patio door
Stairs &	
Landing	Newly painted Cream walls
18148 to	New Brown carpet
18152	Wooden banister
	Ceiling light - working
	Smoke alarm
	Velux sky light
	1 power points
	1 spot light
Bedroom one	
18153 to	New Brown carpet
18174 &	Newly painted Cream walls
18194	6 x spot lights (all working)
	Patio doors leading to balcony (balcony clean and tidy) – key in door
	Cream curtains with metal curtain pole and tie backs (clean)
	Radiator
	2 built in wardrobes with lighting and new brown carpet
	4 x power points
	En – suite :
	Three piece suite – toilet, sink and mains shower cubicle (all clean)
	Part tiled walls (clean)
	Part cream walls (clean)
	Extractor fan and 3 x spot lights – 1 not working

	Radiator.
	S
	Velux sky light. New Brown carpet (clean)
Bathroom	
18175 to	Fitted three piece suite – toilet, sink and corner bath - clean
18184	3 x spot light
	Part tiled walls (clean)
	Radiator
	Part cream walls (clean)
	Newly laid linoleum flooring
	Extractor fan
	Velux window
	Shaving light
Bedroom	
Two	Newly painted Cream walls
18185 to	New Brown carpet
18193	Double glazed window
	Cream curtains and metal rail and tie backs
	6 x spot lights (all working)
	4 x power points
	Television point
	Radiator
Bedroom	
Three	New Brown carpet
18195 to	Newly painted Cream walls
18201	Double glazed window
	Cream curtains with metal rail and tie backs
	5 x spot lights (all working)
	3 x power points
	Television point
	Radiator
Outside	
18202	Mainly laid to Lawn gardens all around the property (clean and tidy)
	Pathways and patio (clean)
	Gas meter


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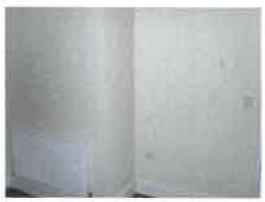

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8 Towneley Parade
Longridge, Preston
PR3 3HU
[redacted]

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 40 Greenbank Park, Longridge, Preston

As At Date: 27th October 2010

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant/s: [redacted]

Date: 27/10/2010

RECEIVED
- 9 NOV 2010

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 27th October 2010 Gas: 00251
Electric:
(1)01528
(2) 00453
(Total) 01981
Water: n/a

Note	Everything throughout the property is new and clean.
Entrance	
Hall	Fitted coir mat (some marks)
12058 to	Cream walls (some scuffs to left of door on entry)
12063	Ceiling light – working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
	Purple light shade
Kitchen	Storage cupboard – housing the combi 30 he boiler and electric meter
12064 to	Painted Cream walls
12146	Linoleum flooring (clean)
	Fitted oak wall and base units (clean)
	Integral fridge (clean)
	Integral dishwasher (clean)
	Stainless steel sink and drainer (clean)
	Black granite effect worktops (clean)
	2 X double glazed windows with cream blinds
	Part tiled walls (clean)
	6 x Spot lights (all working)
	Radiator. Wall thermostat.
	Stainless steel double oven and gas hob with extractor hood – clean
	Cream slat blinds
Dining room	Brown carpet (clean)
12147 to	Painted Cream walls (clean)
12159	6 x spot lights (all working)
	1 double glazed window with cream blinds
	Radiator
	4 x power points
	Television point
	Cream slat blinds
Utility room	Fitted base units with black worktops
12160 to	Brown carpet and linoleum
12174	Radiator
	Cream walls (clean)
	Extractor fan

	Ceiling light – not working
	1 power point
Downstairs	New Fitted two piece suite – sink and toilet (clean)
W.C	Double glazed opaque window
12175 to	Linoleum flooring (clean)
12193	Cream slat blinds
	Ceiling light
	Part tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge	Brown carpet (clean)
12194 to	Cream walls (few marks)
12222	2 x double glazed windows
	double glazed patio doors - key in door
	3 sets of cream curtains with metal rails and tie backs
	7 x spot lights (working), 4 wall lights (2 not working) and 2 x ceiling lights (not working)
	Gas fire in sandstone surround (clean)
	2 x radiator
	Television point
	Telephone point
	5 x power points
	Key in patio door
Stairs &	Painted Cream walls (few marks)
Landing	Brown carpet (clean)
12223 to	Wooden banister
12232	Ceiling light and spotlight – working
	Smoke alarm
	Velux sky light
	1 power points
Bedroom one	Brown carpet (clean)
12233 to	Painted Cream walls
12251	6 x spot lights (1 not working)
	Patio doors leading to balcony (balcony clean and tidy) – key in door
	Cream curtains with metal curtain pole and tie backs (clean)
	Radiator
	2 built in wardrobes with lighting and new brown carpet
	4 x power points
En – suite :	Three piece suite – toilet, sink and mains shower cubicle (all clean)
12252 to	Part tiled walls (clean)
12276	Part cream walls (clean)
	Extractor fan and 3 x spot lights – (all working)
	Radiator.

	Brown carpet (clean)
	Velux sky light.
	Shaving light (not working)
Bathroom	Fitted three piece suite – toilet, sink and corner bath - clean
12277 to	3 x spot light (all working)
12293	Part tiled walls (clean)
	Radiator
	Part cream walls (clean)
	Newly laid linoleum flooring
	Extractor fan
	Velux window
	Shaving light
Bedroom	Painted Cream walls (some marks from blue tack)
Two	Brown carpet (clean)
12294 to	Double glazed window
12309	Cream curtains and metal rail and tie backs
	6 x spot lights (all working)
	4 x power points
	Television point
	Radiator
Bedroom	Brown carpet (clean)
Three	Painted Cream walls (clean)
12310 to	Double glazed window
12321	Cream curtains with metal rail and tie backs
	5 x spot lights (all working)
	3 x power points
	Television point
	Radiator
Outside	Mainly laid to Lawn gardens all around the property (clean and tidy)
12322 to	Pathways and patio (clean)
12333	Gas meter


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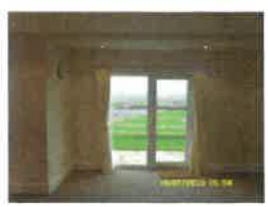

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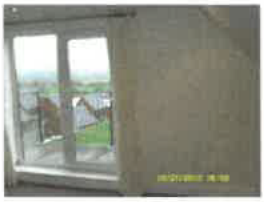

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Dewhurst Homes

Inventory and Schedule of Condition Declaration For

Address: 40 Greenbank Park, Longridge, Preston, PR3 2XY

As At Date: 5th December 2013

Checked on site By: [redacted]

I / we undersigned agree that I / we accept this Inventory Schedule of Condition as a true record of the above property as at the date of me / us taking occupation, unless written comments of any discrepancies are made **in writing to Dewhurst Homes no later than five (5) working days** after the date of the let. Pictures enclosed at the back of the inventory.

It is imperative that you allow adequate time to check through the content of the inventory and schedule of conditions for the property and record any damage, scratches, marks etc to decorations, carpets, curtains, fixtures and also record any missing items.

Unless your comments are adequately recorded and sent to Dewhurst Homes within five (5) working days of the date of the let, the document signed at the office will be taken as being correct record of the property.

Clearly, it is in your best interest to do this in order to protect your deposit and any comments received after 5 days WILL NOT BE ACCEPTED.

Counter-signed By Tenant/s: [redacted]

Date: 4.12.13.

8 Towncley Parade, Longridge, Preston, Lancashire PR3 3HU
Tel: 01772 783993 Fax: 01772 786982 mail@dewhursthomes.co.uk
www.dewhursthomes.co.uk

On expiry of the tenancy:

At the time of check-out, the inventory will be checked for breakages, missing items etc. Some time can be saved if the tenant checks the contents of the property, and ensures all furniture is in its original location, about seven days before the day they are due to vacate. Attention should be paid to cleanliness of the property including fridge, cooker, bathroom, carpets and curtains. Tenants will be charged, from their security deposit, for any missing or damaged items and for any cleaning deemed necessary at the time of checking the property (including windows). Tenants may also be charged should it be necessary for the agent to revisit the property in the event that the tenant has not fully vacated and cleaned the property at the time of the arranged check-out appointment. Tenants who have been allowed to keep a pet at the property must arrange for carpets to be professionally cleaned. Should the tenant fail to do so, the agent will instruct a company of their choice to carry this out and the cost will be deducted from the deposit held.

The Landlord's instructions will be taken, if necessary, as to the final amount to be deducted for dilapidations. Once the property has been checked, and dilapidations accounted for, a cheque for the balance will be forwarded to the tenant at their new address.

Mould:

To prevent condensation and mould growth (or its build up), moisture around windows should be wiped up daily as necessary including the paintwork surrounding the window.

Regular ventilation of the property is also required daily (use the ventilation catch if necessary).

Extractor fans should always be used and NOT TURNED OFF, it does not use any more electric to run the fan. They will also need to be cleaned regularly to prevent dust build up.

Clothes should be dried on maidens rather than radiators.

Showers, sealant and tile grout should be cleaned weekly to prevent mould build up.

Failure to keep mould under control could render you liable for any subsequent damage so caused.

Gardens:

With the exception of properties where the Landlord has employed a gardener, the upkeep of the garden at the property is the responsibility of the tenant. If the tenant fails to maintain the garden in a neat and tidy condition

the agent will instruct a contractor and the tenant will be liable for the charge. The agent can arrange for regular visits by a gardener, if the tenant does not wish to carry out maintenance themselves, at the tenant's expense.

Winter Time:

As the tenant, you are responsible for any damage caused by frost or any adverse weather conditions where proper precautions have not been taken.

If you leave the property unattended for any period it is your responsibility to take reasonable precautions by leaving the central heating on a constant low – approx 16c (62F) – to maintain frost free conditions and turning the water off at the stop tap.

Smoking:

Is prohibited in any of our properties, if smoking is found, notice will be given immediately.

Decorating:

Decorating is not allowed unless permission from the landlord has been given.

Carpet Cleaning:

Due to past problems, please DO NOT use a hired carpet cleaner to clean any of the carpets as this can cause permanent staining which would mean you would be responsible for replacing the carpet.
If you require a contact to get your carpets professionally cleaned at a reasonable cost, then please call us at the office.

Utilities:

The gas, electricity, water and telephone charges are the tenants responsibility as well as any transfer charges, deposits etc that are connected with this. The Landlords agent will inform the local authority of your occupancy and for the electricity, gas and water supply accounts to be set up. If you are unsure who provides the utilities please call the numbers below.

Who supplies the gas? 0870 608 1524.

Who supplies the electric? 0870 751 0093.

Insurance:

The tenant should insure their personal items. The Landlord is responsible for insuring any items remaining at the property and the building. The Landlords agent can provide assistance in obtaining a quote for tenant's personal belongings.

Repairs:

For all repairs such as plumbing, electrical and building problems that are due to normal wear and tear, contact the agent first. We will first seek authorisation from the Landlord and then instruct a tradesman to visit the property unless the owner has left instructions to the contrary. This is likely to be within normal working hours, so the tenant should be prepared to furnish the agents with a key or alternatively arrange to be at the property to allow access by the tradesman. It should be noted that visits by tradesmen will not be accompanied by a member of staff from the Landlords agent.

Remember, an unnecessary or unauthorised call-out could result in a charge being made to the tenant.

Inspections:

During a six month tenancy, a full inspection of the property will be carried out in the first three months. The property should be in a clean and tidy condition for inspections. The right is reserved to increase the number of visits to ensure the property is maintained to a good standard.

Giving Notice:

The tenant needs to give one months notice in writing from his / her contract date (payment date) once his / her tenancy agreement is on a monthly tenancy agreement.

Set of keys handed over – see photocopy

Meter Reading Below

Gas: 01108 (outside) 00310 (in cupboard in kitchen)
Electric: 1 – 000253, 2 - 000025, (dual meter)
Water: N/A

Entrance Hall Images 3285 - 3297	
	Fitted coir mat (some marks)
	Cream walls - some scuff marks
	Ceiling light – working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
	4 point coat hook on wall
Kitchen Images 3298 - 3364	Storage cupboard – housing the combi 30 he boiler and electric meter and a gas meter
	Painted cream walls
	Lino flooring (clean)
	Fitted oak wall and base units (clean)
	Integral fridge (clean)
	Integral dishwasher (clean)
	Stainless steel sink and drainer (clean)
	Black worktops (clean)
	2 x double glazed windows with cream blinds
	Part tiled walls (clean)
	6 x spot lights – couldn't check if these were working as the trip switch must be off
	Radiator. Wall thermostat.
	Stainless steel double oven and gas hob with extractor hood – clean, grill pan - clean
	Cream slat blinds
Dining room Images 3365 - 3378	Brown carpet (clean)
	Painted cream walls
	6 x spot lights - couldn't check if they were working as the trip switch must be off
	1 double glazed window with cream blinds
	Radiator
	4 x power points
	Television point
	Cream slat blinds

Utility room Images 3379 - 3390	Fitted base units with black worktops
	Brown carpet and linoleum floor - clean
	Cream walls (clean)
	Extractor fan
	Ceiling light – not working, with brown lampshade
	1 power point
	3 four point coat hooks on wall
Downstairs W.C Images 3391 – 3406	Fitted two piece suite – sink and toilet (clean)
	Double glazed opaque window
	Linoleum flooring (clean)
	Cream slat blinds
	Ceiling light – not working
	Part tiled walls (clean)
	Part cream painted walls (clean)
	Radiator
	Extractor fan
Lounge Images 3407 - 3443	Brown carpet - clean
	Cream painted walls - a few marks and 9 nails in walls
	2 x double glazed windows
	Double glazed patio doors - key in door
	3 sets of cream curtains with metal rails and tie backs
	6 x spot lights - all working, 4 wall lights - 2 not working and 2 x ceiling lights – both working, picture light on wall - working
	Gas fire in sandstone surround (clean)
	2 x radiators
	Television point
	Telephone point
	5 x power points
	Key in patio door
Stairs & Landing Images 3444 - 3465	Painted cream walls – quite a few marks
	Brown carpet - clean
	Wooden bannister
	Ceiling light – working and spotlight – not working
	Smoke alarm
	Velux sky light
	1 power point

Bedroom one Images 3466 - 3483	Brown carpet - clean
	Painted cream walls – no marks
	6 x spot lights - all working
	Patio doors leading to balcony (balcony clean and tidy) – key in door
	Cream curtains with metal curtain pole and tie backs (clean)
	Radiator
	2 built in wardrobes with lighting and brown carpet
	4 x power points
En – suite Images 3484 - 3509	Three piece suite – toilet, sink and mains shower cubicle (all clean)
	Part tiled walls (clean)
	Part cream painted walls – some scuff marks
	Extractor fan and 3 x spot lights – (all working)
	Radiator
	Brown carpet (clean)
	Velux sky light
	Shaving light - working
Bathroom Images 3510 - 3530	Fitted three piece suite – toilet, sink and corner bath - clean
	3 x spot lights - couldn't check if they were working as the trip switch must be off
	Part tiled walls (clean)
	Radiator
	Part cream painted walls
	Linoleum flooring - clean
	Extractor fan
	Velux window
	Shaving light
Bedroom Two Images 3531 - 3542	Painted cream walls – no marks
	Brown carpet (clean)
	Double glazed window
	Cream curtains and metal rail and tie backs
	6 x spot lights - couldn't check if they were working as the trip switch must be off
	4 x power points
	Television point
	Radiator
Bedroom Three Images	Brown carpet (clean)
	Painted Cream walls (clean)
	Double glazed window

	Cream curtains with metal rail and tie backs
	6 x spot lights - couldn't check if they were working as the trip switch must be off
	3 x power points
	Television point
	Radiator
Outside Images 3270 -	Mainly laid to Lawn gardens all around the property (clean and tidy)
	Pathways and patio (clean)
	Gas meter
	Outside light - working