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

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 90 Greenbank Park, Longridge

As At Date: 7th January 2009

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant/s:

Date: 10/01/2009

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 7th January 2009 Gas: 00081

Supplier - Electric: 00278

Entrance Vestibule (1)	Grey coir carpet 1 x single electric socket Alarm Keypad Smoke Alarm Loft Access
Kitchen (2)	Stainless steel 1½ bowl sink & drainer – clean Worksurfaces – clean & unmarked Cupboards – clean fronts & inside Tile splashback – clean Integrated fridge – never been used Integrated dishwasher – never been used Tile effect linoleum flooring – unmarked 2 x double glazed windows 2 x window blinds – clean Stainless steel double oven – new 4 ring gas hob – new Integrated extractor – new Central heating radiator 3 x Double electric sockets 1 x single electric socket Room thermostat 6 x Spotlights Main combi boiler Electric meter Oven racks and instructions – still packaged
Dining Room (3)	4 x double electric sockets Television point 6 x spotlights Double glazed window Cream window blind Brown carpet Central heating radiator
Utility Room (4)	1 x double electric socket Brown carpet Wall units – clean inside & faces Worksurfaces – unmarked Extractor fan
Downstairs w.c. (5)	White toilet Pedestal sink Tiling – clean grout Dado rail

	Central heating radiator Brown carpet Frosted double glazed window Cream window blind
Lounge (6)	6 x spotlights 4 wall lights (2 not working) 2 x centre lights Picture light Brown carpet Television point 2 x telephone points Gas fire Stone surround & mantelpiece – unmarked 5 x double electric sockets 2 x Central heating radiator 2 x double glazed windows 1 x Upvc double doors 3 x cream curtains, matching ties & gold hooks 3 x silver curtain rails
Staircase & Landing (7)	Brown carpet White painted banister rail Velux window 2 x lights Loft Access Smoke alarm 1 x spotlight 1 x double electric socket
Bathroom (8)	3 x spotlights Brown carpet Central heating radiator Pedestal sink Toilet Corner bath Velux window Shaver light and point Extractor fan
Bedroom 1 (9)	7 x spotlights Brown carpet Upvc double doors Cream curtains, matching ties, gold hooks Silver curtain rail Central heating radiator Television point Telephone point 3 x double electric sockets 2 x inbuilt wardrobes with lights
En-suite (10)	3 x spotlights Central heating radiator Toilet Pedestal sink

	½ tiled walls – clean tiles & grout Velux window Extractor fan Shaver light and point Shower – never been used
Bedroom 2 (11)	6 x spotlights 3 x double electric sockets Television point Brown carpet Cream curtains, matching ties, gold hooks Silver curtain pole Central heating radiator Double glazed window
Bedroom 3 (12)	6 spotlights Brown carpet 3 x double electric sockets Central heating radiator Double glazed window Cream curtains, matching ties, gold hooks Silver curtain rail Television point
Outside (13)	Outside light by the front door 2 x outside lights Black metal railings
Notes	The property is brand new, the carpets and walls are immaculate, the kitchen has never been used. There are a couple of small chips in the paint on the walls and a couple of dirty fingerprints on some of the architraves upstairs, which should come off with a damp cloth.


1.1


1.2


1.3


2.01


2.02


2.03


2.04


2.05


2.06


2.07


2.08


2.09


2.10


2.11


2.12


2.13


2.14


2.15


2.16


2.17


2.18


2.19


2.20


3.01


3.02


3.03


4.01


4.02


4.03


4.04


5.01


5.02


5.03


5.04


5.05


6.01


6.02


6.03

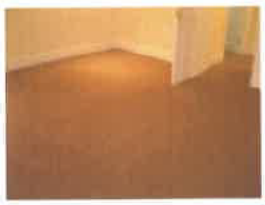

6.04


6.05


6.06


6.07


6.08


6.09


7.1


7.2


7.3


8.1


8.2


8.3


8.4


8.5


9.1


9.2


9.3


9.4


9.5


10.1


10.2


10.3


10.4


10.5


10.6


10.7


11.1


11.2


11.3


11.4


11.5


12.1



12.2



12.3



13

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

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 90 Gr[redacted]

As At Date:

CHECKED ON SITE B

Counter-signed By Tenan

Date: 30/06/2009

Alarm - 6535

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 30th June 2009 Gas: 00395
Supplier - Electric: 01551

Entrance Vestibule (1)	Grey coir carpet 1 x single electric socket Alarm Keypad Smoke Alarm Loft Access
Kitchen (2)	Stainless steel 1½ bowl sink & drainer – clean Worksurfaces – clean & unmarked Cupboards – clean fronts & inside – one small scratch to cupboard to left of rear window. Tile splashback – clean Integrated fridge – clean – some items still in the freezer Integrated dishwasher – clean Tile effect linoleum flooring – unmarked 2 x double glazed windows 2 x window blinds – clean Stainless steel double oven – 2 small marks on base of oven, otherwise clean 4 ring gas hob – clean Integrated extractor – clean Central heating radiator 3 x Double electric sockets 1 x single electric socket Room thermostat 6 x Spotlights Main combi boiler Electric meter Oven racks and grill pan – clean
Dining Room (3)	4 x double electric sockets Television point 6 x spotlights Double glazed window Cream window blind Brown carpet Central heating radiator
Utility Room (4)	1 x double electric socket Brown carpet Wall units – clean inside & faces Worksurfaces – unmarked Extractor fan
Downstairs w.c. (5)	White toilet Pedestal sink Tiling – clean grout Dado rail

	Central heating radiator Brown carpet Frosted double glazed window Cream window blind
Lounge (6)	6 x spotlights 4 wall lights 2 x centre lights Picture light Brown carpet Television point 2 x telephone points Gas fire Stone surround & mantelpiece – unmarked 5 x double electric sockets 2 x Central heating radiator 2 x double glazed windows 1 x Upvc double doors 3 x cream curtains, matching ties & gold hooks 3 x silver curtain rails
Staircase & Landing (7)	Brown carpet White painted banister rail Velux window 2 x lights Loft Access Smoke alarm 1 x spotlight 1 x double electric socket
Bathroom (8)	3 x spotlights Brown carpet Central heating radiator Pedestal sink Toilet Corner bath Velux window Shaver light and point Extractor fan
Bedroom 1 (9)	7 x spotlights Brown carpet Upvc double doors Cream curtains, matching ties, gold hooks Silver curtain rail Central heating radiator Television point Telephone point 3 x double electric sockets 2 x inbuilt wardrobes with lights
En-suite (10)	3 x spotlights Central heating radiator Toilet Pedestal sink

	½ tiled walls – clean tiles & grout Velux window Extractor fan Shaver light and point Shower – never been used
Bedroom 2 (11)	6 x spotlights 3 x double electric sockets Television point Brown carpet Cream curtains, matching ties, gold hooks Silver curtain pole Central heating radiator Double glazed window
Bedroom 3 (12)	6 spotlights Brown carpet 3 x double electric sockets Central heating radiator Double glazed window Cream curtains, matching ties, gold hooks Silver curtain rail Television point
Outside (13)	Outside light by the front door 2 x outside lights Black metal railings
Notes	The property has some picture hooks and screws in the wall as photographed but is in a good, clean condition throughout with some wear and tare marks to the walls


1


1.1


1.2


1.3

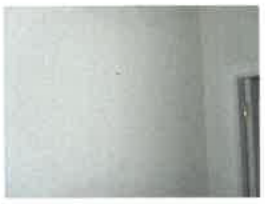

2


2.1


2.2


2.3


2.4


2.5


2.6


2.7


2.8


2.9


2.10


2.11


2.12


2.13


2.14


2.15


2.16


2.17


2.18


2.19


2.20


2.21


2.22


2.23


2.24


2.25


2.26


2.27


2.28


2.29


2.30


2.31


2.32


2.33


2.34


2.35


2.36


2.37


2.38


2.39


2.40


2.41


2.42


2.43


2.44


2.45


2.46


2.47


2.48


2.49


2.50


2.51


3


3.1


3.2


3.3


3.4


3.5


3.6


3.7


3.8


3.9


3.10


3.11


3.12


3.13



4



4.1



4.2



4.3



4.4



4.5



4.6



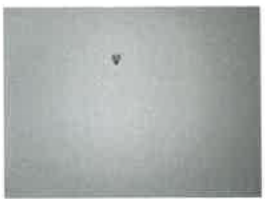
5



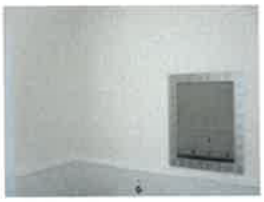
5.1



5.2



5.3



5.4



5.5



5.6



5.7



5.8



5.9



5.10



5.11



5.12



5.13



6



6.1



6.2



6.3



6.4



6.5



6.6



6.7



6.8



6.9



6.10



6.11



6.12



6.13


6.14


6.15


6.16


6.17


7


7.1


7.2


7.3


7.4


7.5


7.6


8


8.1


8.2


8.3


8.4


8.5


8.6


8.7


8.8


8.9


8.10

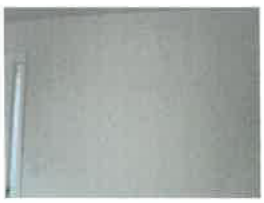

9

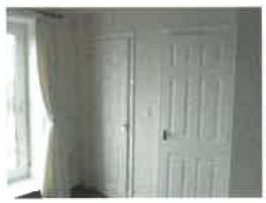

9.1


9.2


9.3


9.4


9.5


9.6


9.7


9.8


9.9


10


10.1


10.2



10.3



10.4



10.5



10.6



10.7



10.8



10.9



10.10



11



11.1



11.2



11.3



11.4



11.5



12



12.1



12.2



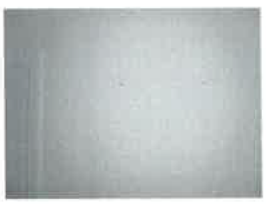
12.3



12.4



12.5



12.6



12.7



12.8



13



13.1



13.2



13.3



13.4



13.5



13.6



13.7



13.8



13.9

[redacted]

8 Towneley Parade
Longridge, Preston
PR3 3HU

[redacted]

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 90 Green bank park, Longridge Nr Preston

As At Date: 15th May 2010

CHECKED ON SITE BY [redacted]

Counter-signed By Tenant/s

Date: 15/0

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 15th May 2010 Gas: 01105
Electric: 04186
Water:

	Overall the property is in a clean good state
Entrance	UPVC double glazed front door
Hall & stair	Brown Fitted door matt & beige carpet on stairs (clean)
Way, landing	Cream walls (couple marks)
(Photos -	Alarm box (working)
SDC12454 – 2465)	Energy saving ceiling light – working Cream lamp shade – no lamp shade
Kitchen	Modern Fitted wall & base units with built in gas hob (clean)
Photos -	Stainless steel Double electric oven (clean)
(Photos -	Stainless steel sink and drainer (clean)
SDC12352 -	Tiled effect lino (clean)
2395)	Cream walls (couple of marks) and part tiled walls –(clean)
	Integral fridge (~~clean~~) Slighty Dirty ☹ - Flap over top shelf on door missing
	6 Spot lights (working)
	Two UPVC double glazed window with white blinds
	Black granite worktops (clean)
	Radiator. All cupboards are clean inside and out
	Integral dishwasher (clean)
Dining room	Cream walls (couple marks) Dining room door has a big crack in the frame
Photos -	Beige carpet (clean)
(Photos -	UPVC double glazed window with white blinds
SDC12396 -	6 spot lights (all working)
2407)	Radiator
Utility room	Modern Fitted base units with black granite effect work tops (clean)
(Photos -	Beige carpets (clean)
SDC12408 -	Cream walls (couple of marks)
2420)	Metal 5 point coat hanger + glass lampshade
	Ceiling light - working
Downstairs	UPVC double glazed window with white blinds
w.c	Two piece suite – Low flush w.c & wash hand basin (clean)
Photos -	Part tiled walls & cream walls (clean) – green stain on the white wood panel
(Photos -	Picture hook under the sink
SDC12421 -	Beige carpet (clean)
2431)	Extractor fan
	Radiator
Lounge	Cream walls (few surrounding marks but mainly clean)
Photos -	Beige carpet (clean)
SDC12432 – 2453)	Two UPVC double glazed window and double doors with 3 sets of cream curtains on metal rails - clean
	6 spot lights & light above fireplace, two ceiling lights, 4 wall lights – all working apart from two wall lights are not

	4 picture hooks
	Stainless steel Gas fire with a stone surround and back - clean - a couple of chips
	Two radiators
	Television and telephone point — telephone socket is cracked into 2 pieces, top piece comes off and exposes insides.
Master	Cream walls (couple marks)
Suite	Beige carpet (clean)
Photos –	Two walk in wardrobe with two polls In either one (cream walls couple marks & beige carpets clean) - Only one poll in each and one door does not close.
SDC12466 -	
2492)	UPVC double glazed double door with cream curtains and metal rail - clean
	Balcony – black metal railings safe and secure, floor clean
	Radiator
Ensuite	Three piece suite – Low flush w.c, wash hand basin & electric shower cubicle (all clean)
	Radiator, 3 spot lights - clean
	Part tiled walls & cream painted walls (clean)
	Beige carpet (clean) + Towel rack
	Double glazed velux skylight
	Extractor fan
	Toilet roll holder — no toilet roll holder
Family	Three piece suite – low flush w.c, wash hand basin & bath (clean)
Bathroom	Part tiled walls & cream painted walls (clean)
Photos -	Extractor fan
(Photos -	3 spot lights - working
SDC12493 -	Double glazed velux skylight
2504)	Radiator
Bedroom two	Cream painted walls (couple of marks)
(Photos -	Beige carpet (clean) + roll of carpet on floor
SDC12505 -	UPVC double glazed window with cream curtains and metal rail
2512)	Spot lights – all working , radiator one spotlight not working
Bedroom	Cream painted walls (few surrounding pencil marks) - cracks in top corner of wall
Three	Beige carpet (clean)
Photos -	UPVC double glazed window with cream curtains and metal rail - clean
SDC12513 -	Spot lights – all working
2523)	Radiator
Outside	To the front and side of property tidy lawned garden and clean pathways as seen on the inventory pictures as follows: side of property is a big mud patch with some litter and back of property has quite a few weeds.
Photos -	
SDC12524 -	
2542)	


SDC12352


SDC12353


SDC12354


SDC12355


SDC12356


SDC12357


SDC12358


SDC12359


SDC12360


SDC12361


SDC12362


SDC12363


SDC12364


SDC12365


SDC12366


SDC12367


SDC12368


SDC12369


SDC12370


SDC12371


SDC12372


SDC12373


SDC12374


SDC12375


SDC12376


SDC12377


SDC12378


SDC12379


SDC12380


SDC12381


SDC12382


SDC12383


SDC12384


SDC12385


SDC12386


SDC12387


SDC12388


SDC12389


SDC12390


SDC12391


SDC12392


SDC12393


SDC12394


SDC12395


SDC12396


SDC12397


SDC12398


SDC12399


SDC12400


SDC12401


SDC12402


SDC12403


SDC12404


SDC12405


SDC12406


SDC12407


SDC12408


SDC12409


SDC12410


SDC12411


SDC12412


SDC12413


SDC12414


SDC12415


SDC12416


SDC12417


SDC12418


SDC12419


SDC12420


SDC12421


SDC12422


SDC12423


SDC12424


SDC12425


SDC12426


SDC12427


SDC12428


SDC12429


SDC12430


SDC12431


SDC12432


SDC12433


SDC12434


SDC12435


SDC12436


SDC12437


SDC12438


SDC12439


SDC12440


SDC12441


SDC12442


SDC12443


SDC12444


SDC12445


SDC12446


SDC12447


SDC12448


SDC12449


SDC12450


SDC12451


SDC12452


SDC12453


SDC12454


SDC12455


SDC12456


SDC12457


SDC12458


SDC12459


SDC12460


SDC12461


SDC12462


SDC12463


SDC12464


SDC12465


SDC12466


SDC12467


SDC12468


SDC12469


SDC12470


SDC12471


SDC12472


SDC12473

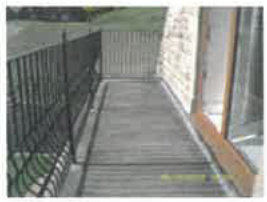

SDC12474


SDC12475


SDC12476


SDC12477


SDC12478


SDC12479


SDC12480


SDC12481


SDC12482


SDC12483


SDC12484


SDC12485


SDC12486


SDC12487


SDC12488


SDC12489


SDC12490


SDC12491


SDC12492


SDC12493


SDC12494


SDC12495


SDC12496


SDC12497


SDC12498


SDC12499


SDC12500


SDC12501


SDC12502


SDC12503


SDC12504


SDC12505


SDC12506


SDC12507


SDC12508


SDC12509


SDC12510


SDC12511


SDC12512


SDC12513


SDC12514


SDC12515


SDC12516


SDC12517


SDC12518


SDC12519


SDC12520


SDC12521


SDC12522


SDC12523


SDC12524


SDC12525


SDC12526



SDC12527



SDC12528



SDC12529



SDC12530



SDC12531



SDC12532



SDC12533



SDC12534



SDC12535



SDC12538



SDC12542