8 Towneley Parade
Longridge, Preston
PR3 3HU
TEL: 01772 783993
FAX: 01772 786982

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 10 Green bank park, Longridge, Nr Preston

As At Date: 3rd December 2009

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant/s: [redacted]

Date: 03/12/2009

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 3rd December 2009 Gas: 00069
Electric: 00000
Water:

Note	Everything through out the property is brand new and clean.
Entrance	
Hall	New Fitted coir mat (clean)
(photos - 2)	Newly painted Cream walls
	Ceiling light - working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
Kitchen	
(photos - 3)	Newly painted Cream walls
	tiled effect lino (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 yellow 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	
(photos - 4)	New brown carpet (clean)
	Newly painted Cream walls
	6 x spot lights (all working)
	1 double glazed window with yellow blinds
	Radiator
	4 x power points
	Television point
Utility room	

(photos - 5)	New Fitted base units with black worktops
	New Brown carpet and tiled effect lino
	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
(photos - 6)	New Brown carpet
	Yellow blinds
	Ceiling light
	Part blue tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge	
(photos – 7)	New brown carpet
	Cream walls
	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with metal rails
	7 x spot lights, 2 x wall lights and 2 x ceiling lights (all working)
	Gas fire in sandstone surround (clean)
	2 x radiator
	Television point
	Telephone point
	5 x power points
Stairs &	
Landing	Newly painted Cream walls
(photos – 8)	New Brown carpet
	Wooden banister
	Ceiling light - working
	Smoke alarm
	Velux sky light
	1 power points
	1 spot lights
Bedroom one	
(photos – 9)	New Brown carpet
	Newly painted Cream walls
	6 x spot lights (all working)
	Patio doors leading to balcony (balcony clean and tidy)


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Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 10 Green bank park, Longridge, Nr Preston

As At Date: 11th February 2011

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant/s: [redacted]

Date: 11/02/2011

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 11th February 2011
Gas: 00919
Electric: 03840
Water:

Kitchen	
(photos 8078 – 8106)	Newly painted Cream walls – no marks
	tiled effect lino (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 yellow 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
	9 window lock keys
	Storage cupboard – housing the combi 30 he boiler and electric meter
Dining room	
Image 8118 – 8114)	New brown carpet (clean)
	Newly painted Cream walls
	6 x spot lights (all working)
	1 double glazed window with yellow blinds, curtain rail
	Radiator
	4 x power points
	Television point
Utility room	
(Image 8115 – 8117)	New Fitted base units with black worktops
	New Brown carpet and tiled effect lino
	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
(Image 8119 – 8126)	New Brown carpet
	Yellow blinds
	Ceiling light
	Part blue tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge	
(Image 8127 – 8151)	New brown carpet
	Cream walls – freshly painted
	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with metal rails
	7 x spot lights, 4 x wall lights and 2 x ceiling lights (all working apart from 1 bulb out)
	Gas fire in sandstone surround (clean)
	2 x radiator
	Television point
	Telephone point
	5 x power points
Porch, Stairs &	
Landing	New Fitted coir mat (clean)
(photos 8152 – 8157) 8207-8208)	
	Ceiling light - working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
	Newly painted Cream walls – two marks on left hand staircase
	New Brown carpet – clean no marks
	Wooden banister
	Smoke alarm
	Velux sky light
	1 power points
	1 spot lights

Bedroom one	
(photos 8158 – 8171)	New Brown carpet – clean no marks
	Newly painted Cream walls – clean no marks
	6 x spot lights (all working)
	Patio doors leading to balcony (balcony clean and tidy)
	Cream curtains (clean)
	Radiator
	2 built in wardrobes with lighting and new brown carpet
	4 x power points
Image 8172 – 8187)	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 - working
	Radiator.
	Velux sky light. New Brown carpet (clean)
Bathroom	
(photos 8209-8223)	Fitted three piece suite – toilet, sink and corner bath - clean
	3 x spot light
	Part tiled walls (clean)
	Radiator
	Part cream walls (clean)
	New Brown carpet
	Extractor fan
	Velux window
	Stripe light
Bedroom	
Two	Newly painted Cream walls – 2 black marks and on back wall some marks (see image 8192, 8195)
(photos 8188 – 8198)	New Brown carpet - clean
	Double glazed window
	Cream curtains and metal rail
	6 x spot lights (all working)
	4 x power points
	Television point
	Radiator
Bedroom	
Three	New Brown carpet – clean no marks
(Photos 8199	Newly painted Cream walls – clean no marks

– 8206)	
	Double glazed window
	Cream curtains with metal rail
	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)
	Pathways and patio (clean)
	Gas meter

Please note everything in this property is in very good condition.


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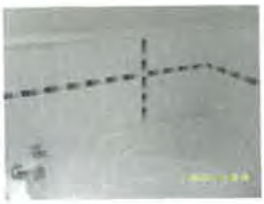

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Dewhurst Homes

Inventory and Schedule of Condition Declaration For

Address: 10 Greenbank Park, Longridge, Preston, PR3 2XY

As At Date: 7th January 2012

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 my / our 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: 10/01/2012

RECEIVED
23 JAN 2012

8 Towneley 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 fan's 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 tenant's responsibility as well as any transfer charges, deposits etc, connected with this. The Landlord's 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 Landlord's 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 agent's 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 Landlord's 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 inspections of the property will be carried. 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 once his/her tenancy agreement is on a monthly tenancy agreement.

Set of keys handed over – see photocopy

Meter Reading Below

Gas: 01435
Electric: 08792
Water: N/A

Kitchen – Images 8358 - 8445	* OUTSIDE LIGHT NOT WORKING
	Cream painted walls – couple of very minor marks
	Tiled effect lino – has a few bits that can be swept up
	Fitted oak wall and base units
	Some units have a few bits inside and a couple have marks on the outside
	Integral fridge (clean except for a mark on the top of the freezer door)
	Integral dishwasher (clean)
	Stainless steel sink and drainer - dirty
	Black granite effect worktops – dirty in places
	2 X double glazed windows with yellow blinds
	Part tiled walls (clean)
	6 x Spot lights (all working apart from one)
	Radiator. Wall thermostat.
	Stainless steel double oven and gas hob with extractor hood – clean, a few bits on the hob that can be wiped off
	Window keys in one drawer
	Some pots in one cupboard – see image 8387
	Drawers for fridge on sink drainer
	Storage cupboard – housing the combi 30 he boiler and electric meter
	Manuals in boiler cupboard
Dining room Images 8446 - 8466	
	New brown carpet – has 3 minor marks – see images 8451 - 8452
	Cream painted walls – a couple of minor marks above radiator, 2 picture hooks on walls
	6 x spot lights - all working
	1 double glazed window with yellow blinds, curtain rail
	Radiator
	4 x power points
	Television point
	Mark on door to utility room
Utility room Images 8467 – 8485	
	New fitted base units with black worktops – all clean inside and out
	Brown carpet and tiled effect lino – the lino has some marks on it
	Radiator
	Cream painted walls – a few minor marks
	Extractor fan

	Ceiling light - working
	1 power point
Downstairs W.C Images 8486 – 8506	Fitted two piece suite – sink and toilet (clean)
	Double glazed opaque window
	Black tile effect lino flooring - clean
	Yellow blinds
	Ceiling light - working
	Part blue tiled walls (clean)
	Part cream painted walls (clean)
	Radiator
	Extractor fan
	Circular ceiling light with working bulb
Lounge 8507 – 8558	
	New brown carpet – large circular burn mark, a few bits that can be hoovered up
	Cream walls – couple of surrounding minor marks and a few picture hooks
	2 x double glazed windows
	Double glazed patio doors – KEY IN DOOR
	3 sets of cream curtains with metal rails, just one mark on the curtain on the patio door
	6 x spot lights – one bulb out, 4 x wall lights – only one working and 2 x ceiling lights with working bulbs and lampshades, picture light on wall - working
	Gas fire in sandstone surround – the hearth is marked
	2 x radiators
	Television point
	Telephone point
	5 x power points
	The window sills are marked in places
Porch, Stairs & Landing Images 8559 -	
	Fitted door mat – dirty
	Ceiling light - working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
	Cream painted walls – a couple of minor marks
	Brown carpet – clean, a few bits on the stairs
	Wooden banister
	Smoke alarm
	Velux sky light
	1 power points
	Ceiling light with working bulb

	1 spot light – not working
Bedroom one Images 8603 - 8638	
	Brown carpet – mainly clean
	Cream painted walls – clean
	7 x spot lights (all working)
	Patio doors leading to balcony (balcony clean and tidy), the patio doors are marked on the glass
	Cream curtains (clean)
	Radiator
	2 built in wardrobes with lighting and brown carpets, both bulbs working in the wardrobes and the walls in the left hand wardrobe are quite marked
	4 x power points
	Mark on internal door of bedroom
En – suite Images 8639 - 8668	
	Three piece suite – toilet, sink and mains shower cubicle (all clean)
	Part tiled walls (clean)
	Part cream painted walls – no marks, has a picture hook
	Extractor fan and 3 x spot lights – one bulb not working
	Radiator
	Velux sky light. Brown carpet – has a mark
	Shaving light – not working
	Mirror on floor, towel rail and chrome shelf unit on floor with fixings
Bathroom Images 8669 – 8693	
	Fitted three piece suite – toilet, sink and corner bath - clean
	3 x spot light – none of them are working
	Part tiled walls – no marks
	Radiator
	Part cream walls (clean)
	Tiled effect lino - clean
	Extractor fan
	Velux window
	Shaver light – not working
Bedroom Two Images 8694 – 8710	
	Cream painted walls – couple of surrounding marks, the skirting board has some marks in the paintwork
	Brown carpet – clean, just a few bits
	Double glazed window
	Cream curtains and metal rail
	6 x spot lights – one not working

	4 x power points
	Television point
	Radiator
Bedroom Three Images 8711 – 8727	
	Brown carpet – clean no marks
	Cream painted walls – clean no marks
	Double glazed window
	Cream curtains with metal rail
	6 x spot lights - all working
	3 x power points
	Television point
	Radiator
Outside Images 8728 - 8742	
	Mainly laid to Lawn gardens all around the property – some rubbish around the back
	Pathways and patio – the pathway to the right of the property is full of grass and is slippery
	Lantern on wall by front door – not working
	Gas meter
	The grass at the back has a large patch that has worn away


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