8 Towneley Parade
Longridge, Preston
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Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 38 Greenbank Park, Longridge, Nr Preston

As At Date: 13th April 2010

CHECKED ON SITE BY [redacted]

Counter-signed By Tenant/s: [redacted]

Date: 13/04/2010

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 13th April 2010 Gas: 00059
Electric: 00054

Note	Everything through out the property is brand new and clean.
Entrance	
Hall	New Fitted coir mat (clean)
13187 to	Newly painted Cream walls
13190	Ceiling light – bulb out
	UPVC double glazed front door
	Loft access
	Door bell box
	Smoke alarm
	Alarm sensor and key pad
Kitchen	
13191 to	Newly painted Cream walls
13246	New tiled effect lino (clean)
	Fitted 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 worktops (clean)
	2 X double glazed windows with cream slat blinds
	Part tiled walls (clean)
	6 x Spot lights (all working)
	Radiator. Wall thermostat.
	Alarm sensor
	New Stainless steel double oven with shelves and grill pan and gas hob with extractor hood
	Storage cupboard – housing the combi 30 he boiler and electric meter
Dining room	
13247 to	New brown carpet (clean)
13256	Newly painted Cream walls
	6 x spot lights (all working)
	1 double glazed window with cream slat blinds
	Radiator
	Television point
Utility room	
13257 to	New Fitted base units with black worktops
13264	New Brown carpet and tiled effect lino
	Radiator
	Newly painted Cream walls (clean)
	Extractor fan
	Ceiling light working

Downstairs	New Fitted two piece suite – sink and toilet (clean)
W.C	Double glazed opaque window
13265 to	New tiled effect lino
13271	Cream slat blinds
	Ceiling light
	Part blue tiled walls (clean)
	Newly painted part cream walls (clean)
	Radiator
	Extractor fan
Lounge	
13272 to	New brown carpet
13283	Newly painted Cream walls
	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with metal rails
	6 x spot lights, 4 x wall lights – two not working and 2 x ceiling lights, picture light
	Gas fire in stone surround (clean)
	2 x radiator
	Television point
	Telephone point
Stairs &	
Landing	Newly painted Cream walls
13284 to	New Brown carpet
13291	Wooden banister
	Ceiling light - working
	Smoke alarm
	Velux sky light – crack on one side of glass
	1 spot lights
Bedroom one	
13292 to	New Brown carpet
13303	Newly painted Cream walls
	6 x spot lights – one bulb not working
	Patio doors leading to balcony (balcony clean and tidy)
	Cream curtains (clean)
	Radiator
	Built in wardrobe with lighting – no buld and new brown carpet
En – suite	
13304 to	Three piece suite – toilet, sink and mains shower cubicle (all clean)
13313	Part tiled walls (clean)
	Part cream walls (clean)
	Extractor fan and 3 x spot lights - working
	Heated towel rail
	Shaving light
	Velux sky light.
Bathroom	
13314 to	Fitted three piece suite – toilet, sink and corner bath - clean

13322	3 x spot light
	Part tiled walls (clean)
	Heated towel rail
	Newly painted part cream walls (clean)
	New Brown carpet
	Extractor fan
	Velux window
	Shaving light
Bedroom	
Two	Newly painted Cream walls
13323 to	New Brown carpet
13332	Double glazed window
	Cream curtains and metal rail
	6 x spot lights – one bulb not working
	Television point
	Radiator
Bedroom	
Three	New Brown carpet
13333 to	Newly painted Cream walls
13343	Double glazed window
	Cream curtains with metal rail
	5 x spot lights (all working)
	Television point
	Radiator
Outside	
13344 to	Mainly laid to Lawn gardens all around the property (clean and tidy)
13349	Pathways and patio (clean)
	Gas meter


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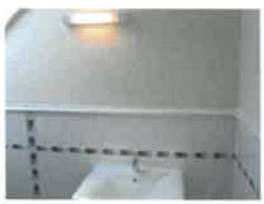

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Set of keys handed over – see photocopy

Meter Reading Below

Gas: 01864
Electric: 003251
Water: N/A

Entrance Hall Images 9480 - 9491	
	Fitted coir mat
	Cream painted walls - marked
	Ceiling light – bulb working
	UPVC double glazed front door – marked at the bottom
	Loft access
	Door bell box
	Smoke alarm
	Alarm sensor and key pad
Kitchen Images 9492 – 9560	
	Cream painted walls – a few marks
	Tiled effect lino – rippled
	Fitted wall and base units (clean)
	All cupboards inside and out are clean
	Integral fridge (clean) – one of the door shelves is cracked
	Integral dishwasher (clean)
	Stainless steel sink and drainer (clean)
	Black worktops (clean) – one small chip in the worktop
	2 X double glazed windows with cream slat blinds
	Part tiled walls (clean)
	6 x Spot lights – one not working
	Radiator. Wall thermostat
	Alarm sensor
	Stainless steel double oven with shelves and grill pan and gas hob with extractor hood – all mainly clean
	Storage cupboard – housing the combi 30 he boiler and electric meter
Dining room Images 9561 – 9574	
	Brown carpet (clean)
	Cream painted walls
	6 x spot lights – one not working
	1 double glazed window with cream slat blinds
	Radiator
	Television point
Utility room Images 9575	

– 9590	
	Fitted base units with black worktops
	Brown carpet and tiled effect lino – the lino has torn in two places
	Cream painted walls - marked
	Extractor fan
	Ceiling light working
Downstairs W.C Images 9591 – 9608	Fitted two piece suite – sink and toilet (clean)
	Double glazed opaque window
	Tiled effect lino
	Cream slat blinds
	Ceiling light – working
	Part blue tiled walls (clean)
	Part cream painted walls
	Radiator
	Extractor fan
Lounge Images 9609 - 9637	
	Brown carpet – couple of minor marks
	Cream painted walls - marked
	2 x double glazed windows
	Double glazed patio doors
	3 sets of cream curtains with metal rails
	6 x spot lights – one not working, 4 x wall lights – three not working and 2 x ceiling lights – both not working, picture light - working
	Gas fire in stone surround – hearth is marked
	2 x radiators
	Television point
	Telephone point
Stairs & Landing Images 9638 - 9665	
	Cream painted walls – some marks
	Brown carpet
	Wooden banister
	Ceiling light - working
	Smoke alarm
	Velux sky light – crack on one side of glass
	1 spot light
Bedroom One Images 9666 – 9689	
	Brown carpet – clean
	Cream painted walls – have some marks and one large mark

	7 x spot lights – one bulb not working
	Patio doors leading to balcony (balcony clean and tidy)
	Cream curtains (clean)
	Radiator
	Built in wardrobe with lighting – working and brown carpet
En – suite Images 9690 – 9709	
	Three piece suite – toilet, sink and mains shower cubicle (all clean)
	Part tiled walls (clean)
	Part cream painted walls (clean)
	Extractor fan and 3 x spot lights – all bulbs working
	Heated towel rail
	Shaving light - working
	Velux sky light
Bathroom Images 9710 – 9731	
	Fitted three piece suite – toilet, sink and corner bath - clean
	3 x spot lights – all working
	Part tiled walls (clean)
	Heated towel rail
	Part cream painted walls – couple of minor marks
	Dark grey lino flooring
	Extractor fan
	Velux window
	Shaving light – not working
Bedroom Two Images 9732 - 9747	
	Cream painted walls – marked
	Brown carpet – clean
	Double glazed window
	Cream curtains and metal rail
	6 x spot lights – all bulbs working
	Television point
	Radiator
Bedroom Three Images 9748 - 9766	
	Brown carpet – clean
	Cream painted walls - marked
	Double glazed window
	Cream curtains with metal rail
	6 x spot lights (all working)
	Television point
	Radiator
Outside Images 9767 -	

	Mainly laid to lawn gardens all around the property (clean and tidy)
	Pathways and patio (clean)
	Gas meter
	Outside light - working