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

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 6 Green bank park, Longridge, Nr Preston

As At Date: 16th October 2009

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant [redacted]

Date: 16/10/2009

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 16th October 2009 Gas: 00003
Electric: 00076
Water:

Note	Everything through out the property is brand new and clean.
Entrance	
Hall (Photos	New Fitted coir mat (clean)
SDC10503 -	Newly painted Cream walls
0508)	Ceiling light - working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
Kitchen	
(photos	Newly painted Cream walls
SDC10509 -	tiled effect lino (clean)
0540)	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	New brown carpet (clean)
SDC10541 -	Newly painted Cream walls
0547)	6 x spot lights (all working)
	1 double glazed window with yellow blinds
	Radiator
	4 x power points
	Television point
Utility room	
(photos	New Fitted base units with black worktops
SDC10548 -	New Brown carpet and tiled effect lino
0551)	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	New Brown carpet
SDC10552	Yellow blinds
0559)	Ceiling light
	Part blue tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge	
(photos	New brown carpet
SDC10560	Cream walls
- 0576)	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with metal rails
	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
Stairs &	
Landing	Newly painted Cream walls
(photos	New Brown carpet
SDC10577	Wooden banister
- 0582)	Ceiling light - working
	Smoke alarm
	Velux sky light
	1 power points
	1 spot lights
Bedroom one	
(photos	New Brown carpet
SDC10583-	Newly painted Cream walls
0606)	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
	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	Fitted three piece suite – toilet, sink and corner bath - clean
SDC10607	3 x spot light
- 0618)	Part tiled walls (clean)
	Radiator
	Part cream walls (clean)
	New Brown carpet
	Extractor fan
	Velux window
	Stripe light
Bedroom	
Two (photos	Newly painted Cream walls
SDC10619	New Brown carpet
- 0626)	Double glazed window
	Cream curtains and metal rail
	6 x spot lights (all working)
	4 x power points
	Television point
	Radiator
Bedroom	
Three (photos	New Brown carpet
SDC10627	Newly painted Cream walls
- 0631)	Double glazed window
	Cream curtains with metal rail
	5 x spot lights (all working)
	3 x power points
	Television point
	Radiator
Outside(photos	
SDC10495 -	Mainly laid to Lawn gardens all around the property (clean and tidy)
0502)	Pathways and patio (clean)
	Gas meter


SDC10495


SDC10496


SDC10497


SDC10498


SDC10499


SDC10502


SDC10503


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8 Towneley Parade
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Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 6 Green bank park, Longridge, Nr Preston

As At Date: 28th November 2010

CHECKED ON SITE BY [redacted]

Counter-signed By Tenant/s [redacted]

Date: 28/11/10

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 28th November 2010 Gas: 1005
Electric: 04662
Water:-

Note	Everything through out the property is new and clean.
Entrance	
Hall (Photos14506-14514	New Fitted coir mat (clean)
-	Newly painted Cream walls
	Ceiling light - working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
Kitchen	
(photos	Newly painted Cream walls
14515 -14532)	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 ligh
	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	New brown carpet (clean)
14533 -	Newly painted Cream walls
14537)	6 x spot lights (all working)
	1 double glazed window with yellow blinds
	Radiator
	4 x power points
	Television point
Utility room	
(photos	New Fitted base units with black worktops
14539 -	New Brown carpet and tiled effect lino
14541)	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	New Brown carpet
14542-	Yellow blinds
14548)	Ceiling light
	Part blue tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge	
(photos	New brown carpet
14549	Cream walls
- 14569)	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with metal rails
	7 x spot lights, 4 wall lights and 2 x ceiling ligh
	Gas fire in sandstone surround (clean)
	2 x radiator
	Television point
	Telephone point
	5 x power points
Stairs &	
Landing	Newly painted Cream walls
(photos	New Brown carpet
14570	Wooden banister
- 14571)	Ceiling light - working
	Smoke alarm
	Velux sky light
	1 power points
	1 spot lights
Bedroom one	
(photos	New Brown carpet
14572-	Newly painted Cream walls
14595)	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
	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 light

	Radiator.
	Velux sky light. New Brown carpet (clean)
Bathroom	
(photos	Fitted three piece suite – toilet, sink and corner bath - clean
14596	3 x spot light
- 14604)	Part tiled walls (clean)
	Radiator
	Part cream walls (clean)
	New Brown carpet
	Extractor fan
	Velux window
	Stripe light
Bedroom	
Two (photos	Newly painted Cream walls
14605	New Brown carpet
- 14612)	Double glazed window
	Cream curtains and metal rail
	6 x spot lig
	4 x power points
	Television point
	Radiator
Bedroom	
Three (photos	New Brown carpet
14613	Newly painted Cream walls
- 14619)	Double glazed window
	Cream curtains with metal rail
	5 x spot lights
	3 x power points
	Television point
	Radiator
Outside(photos	
14493-	Mainly laid to Lawn gardens all around the property (clean and tidy)
14506)	Pathways and patio (clean)
	Gas meter

Rubbish around property perimeter to be removed 28.11.10


SDC14493


SDC14494


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SDC14620

Dewhurst Homes

Inventory and Schedule of Condition Declaration For

Address: 6 Greenbank Park, Higher Road, Longridge, Preston, PR3 2XY

As At Date: 12th April 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: 16/4/12

16/4/12
[redacted] removing rubbish and cleaning [redacted].

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: 01963
Electric: 11753
Water:

Entrance Hall Images	
6859 - 6867	Fitted coir mat (clean but there is a mark near the front door)
	painted Cream walls – couple of surrounding marks
	Ceiling light - working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
Kitchen Images	
6868 - 6907	painted Cream walls – couple of marks
	tiled effect lino (clean)
	Fitted oak wall and base units (clean)
	All cupboards inside and out are clean
	Integral fridge (clean)
	Integral dishwasher (clean)
	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.
	Stainless steel double oven and gas hob with extractor hood – oven slightly dirty
	Storage cupboard – housing the combi 30 he boiler and electric meter
Dining room Images	
6908 - 6916	brown carpet (clean)
	painted Cream walls – couple of marks
	6 x spot lights – all working
	1 double glazed window with yellow blinds
	Radiator
	4 x power points
	Television point
Utility room Images	
6917 - 6925	Fitted base units with black worktops – clean
	Brown carpet and tiled effect lino - clean
	Radiator
	Cream walls – couple of surrounding marks

	Extractor fan
	Ceiling light working with brown lamp shade
	1 power point
Downstairs W.C Images	
6926 - 6934	Fitted two piece suite – sink and toilet (clean)
	Double glazed opaque window
	Brown carpet - clean
	Yellow blinds
	Ceiling light - working
	Part blue tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge Images	
6935 - 6946	brown carpet - clean
	Cream walls – couple of minor marks
	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with metal rails
	7 x spot lights, 4 wall lights and 2 x ceiling light – all working apart from 2 wall lights
	Gas fire in sandstone surround with light above – clean
	2 x radiator
	Television point
	Telephone point
	5 x power points
Stairs & Landing Images	
6947 - 6952	painted Cream walls – couple of marks
	Brown carpet - clean
	Wooden banister
	Ceiling light – working with chandelier lamp shade
	Smoke alarm
	Velux sky light
	1 power points
	1 spot light - working
Bedroom one Images	
6953 - 6973	Brown carpet - clean
	painted Cream walls – couple of minor marks
	6 x spot lights (all working)
	Patio doors leading to balcony (balcony clean and tidy)
	Cream curtains on metal pole (clean)

	Radiator
	2 built in wardrobes with lighting and 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 light
	Radiator.
	Velux sky light. Brown carpet (clean)
Bathroom Images	
6974 - 6985	Fitted three piece suite – toilet, sink and corner bath - clean
	3 x spot light – all working
	Part tiled walls (clean)
	Radiator
	Part cream walls (clean)
	Vinyl flooring - clean
	Extractor fan
	Velux window
	Stripe light
Bedroom Two Images	
6986 - 6992	painted Cream walls
	Brown carpet - clean
	Double glazed window with window key on the side
	Cream curtains and metal rail
	6 x spot lights – all working
	4 x power points
	Television point
	Radiator
Bedroom Three Images	
6993 - 7002	Brown carpet - clean
	painted Cream walls – couple of marks and a chip in the plaster
	Double glazed window
	Cream curtains with metal rail
	5 x spot lights – all working
	3 x power points
	Television point
	Radiator
Outside Images	
7003 - 7010	Mainly laid to Lawn gardens all around the property (clean and tidy) (note there is some rubbish in a pile at the rear and the sky dish is on the floor)
	Pathways and patio (clean)
	Gas meter


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Dewhurst Homes

Inventory and Schedule of Condition Declaration For

Address: 6 Greenbank Park Longridge PR3 2XY

As At Date: 11th November 2012

Checked on site By:..Lianne Dewhurst.....

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: 14.12.12.

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.

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 11th November 2012 Gas: 02249
Electric: 15304
Water:-

Entrance	
Hall (Photos 0750 – 0753)	Fitted coir mat (clean)
-	painted Cream walls - clean
	Ceiling light – working – cream light shade
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
Kitchen	
(photos	painted Cream walls - clean
0754 – 0799)	tiled effect lino (clean) SMALL HOLE.
	Fitted oak wall and base units (clean)
	All cupboards inside and out are clean
	Integral fridge (clean)
	Integral dishwasher (clean)
	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 light – 1 out 4 out.
	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	brown carpet (clean) FOOD STAIN. BROWN FLUFF.
0800 – 0809)	painted Cream walls
	6 x spot lights – 2 out
	1 double glazed window with yellow blinds – key on window sill
	Radiator
	4 x power points
	Television point
Utility room	
(photos 0810 – 0817)	Fitted base units with black worktops
	Brown carpet and tiled effect lino NEEDS HOOVER.
	Cream walls (clean)
	Extractor fan
	Ceiling light working – brown light shade
	1 power point

Downstairs	Fitted two piece suite – sink and toilet (clean)
W.C	Double glazed opaque window
(photos 0818 – 0831)	Brown carpet - clean
	Yellow blinds
	Ceiling light
	Part black tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge	
(photos 0832 – 0841)	brown carpet - clean
	Cream walls clean
	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with matching tie backs, hooks and metal rails
	6 x spot lights, 4 wall lights and 2 x ceiling lights
	Gas fire in sandstone surround (clean)
	2 x radiator
	Television point
	Telephone point
	5 x power points
Stairs &	
Landing	Painted Cream walls - clean
(photos 0842 – 0847)	Brown carpet - clean
	Wooden banister
	Ceiling light - working
	Smoke alarm
	Velux sky light
	1 power points
	1 spot light
Bedroom one	
(photos 0848 – 0875)	Brown carpet – Clean HAIR.
	Painted Cream walls – clean
	7 x spot lights (all working) Up a/t. FOOD STAINS.
	Patio doors leading to balcony (balcony clean and tidy)
	Cream curtains (clean)Tie backs and hooks, metal curtain pole
	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) DIRTY SHOWER.
	Part tiled walls (clean)

	2 x towel rails, toilet roll holder, toothbrush holder, wall mirror, shaving light & power point
	Lock on door broken
	Part cream walls (clean)
	Extractor fan and 3 x spot light
	Radiator.
	Velux sky light. New Brown carpet (clean)
Bathroom	
(photos 0876 – 0891)	Fitted three piece suite – toilet, sink and corner bath - clean BLACK SCRATCH SINK DIRTY
	3 x spot light
	Part tiled walls (clean)
	Radiator
	Part cream walls (clean)
	Tile effect lino flooring
	Extractor fan
	Velux window
	Shaver light and power point
	Toothbrush, soap and toilet roll holder. 2 x towel rails
Bedroom	
Two (photos	Painted Cream walls - clean
0892 -0897)	Brown carpet - clean
	Double glazed window
	Cream curtains and metal rail
	6 x spot lights
	4 x power points
	Television point
	Radiator
Bedroom	
Three (photos	Brown carpet
0898 – 0902)	painted Cream walls
	Double glazed window
	Cream curtains with metal rail
	6 x spot lights
	3 x power points
	Television point
	Radiator
Outside(photos	
0903 – 0911)	Mainly laid to Lawn gardens all around the property (clean and tidy)
	Pathways and patio (clean)
	Gas meter
	3 outside lights – all working


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SAM_0911



SAM_0750



SAM_0751



SAM_0752

Dewhurst Homes

Inventory and Schedule of Condition Declaration For

Address: 6 Greenbank Park Longridge PR3 2XY

As At Date: 30th July 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 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: 31.7.13

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.

SETS OF KEYS HANDED TO TENANT:

Meter Readings

Gas: 02722
Electric: 16805
Water:-N/A

Entrance Images 9211 - 9218	
	Fitted coir mat marked clean
	painted Cream walls – minor marks
	Ceiling light – working
	UPVC double glazed front door
	Loft access
	Smoke alarm
	Alarm box
Kitchen Images 9219 - 9281	
	painted Cream walls - clean
	tiled effect lino (clean)
	Fitted oak wall and base units (clean)
	All cupboards inside and out are clean apart front cupboard under oven dirty
	Integral fridge (clean)
	Integral dishwasher (clean) oven trays in dishwasher
	Stainless steel sink and drainer (clean)
	Black granite effect worktops (clean)
	2 X double glazed windows with cream blinds – 7 keys
	Part tiled walls (clean)
	6 x Spot light – 2 working
	Radiator. Wall thermostat.
	New Stainless steel double oven and gas hob with extractor hood – oven and grill need cleaning
	Storage cupboard – housing the combi 30 he boiler and electric meter
Dining room Images 9282 - 9295	
	brown carpet (clean)
	painted Cream walls clean
	6 x spot lights – 3 out
	1 double glazed window with yellow blinds – key on window sill
	Radiator
	4 x power points
	Television point
Utility room Images 9296 - 9303	
	Fitted base units with black worktops clean
	Brown carpet and tiled effect lino no marks

	Cream walls odd marks
	Extractor fan
	Ceiling light working – brown light shade
	1 power point
Downstairs wc Images 9304 - 9313	Fitted two piece suite – sink and toilet (clean)
	Double glazed opaque window
	Brown carpet - clean
	Yellow blinds
	Ceiling light
	Part black tiled walls (clean)
	Part cream walls (clean)
	Radiator
	Extractor fan
Lounge Images 9314 - 9354	
	brown carpet - clean
	Cream walls minor marks
	2 x double glazed windows
	double glazed patio doors
	3 sets of cream curtains with matching tie backs, hooks and metal rails clean
	6 x spot lights, 4 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 Images 9355 - 9368	
	Painted Cream walls – couple odd marks
	Brown carpet - clean
	Wooden banister
	Ceiling light - working
	Smoke alarm
	Velux sky light
	1 power points
	1 spot light
Bedroom one Images 9369 - 9407	
	Brown carpet – Clean

	Painted Cream walls – clean
	7 x spot lights (all working)
	Patio doors leading to balcony (balcony clean and tidy)
	Cream curtains (clean)Tie backs and hooks, metal curtain pole
	Radiator
	2 built in wardrobes with lighting and new brown carpet – lights working
	4 x power points
	En – suite :
	Three piece suite – toilet, sink and mains shower cubicle (all clean)
	Part tiled walls (clean)
	2 x towel rails, toilet roll holder, toothbrush holder, wall mirror, shaving light & power point
	Lock on door broken
	Part cream walls (clean)
	Extractor fan and 3 x spot light working
	Radiator.
	Velux sky light. New Brown carpet (clean)
Bathroom Images 9408 - 9426	
	Fitted three piece suite – toilet, sink and corner bath - clean
	3 x spot light
	Part tiled walls (clean)
	Radiator
	Part cream walls (clean)
	Tile effect lino flooring
	Extractor fan
	Velux window
	Shaver light and power point
	Toothbrush, soap and toilet roll holder. 2 x towel rails
Bedroom two Images 9427 - 9447	
	Painted Cream walls - clean
	Brown carpet - clean
	Double glazed window
	Cream curtains and metal rail
	6 x spot lights
	4 x power points
	Television point
	Radiator
Bedroom Three Images 9448 - 9460	
	Brown carpet
	painted Cream walls marked
	Double glazed window

	Cream curtains with metal rail
	6 x spot lights
	3 x power points
	Television point
	Radiator
Outside 9461 - 9468	
	Mainly laid to Lawn gardens all around the property (clean and tidy)
	Pathways and patio (clean)
	Gas meter
	3 outside lights – all working
	I accept the inventory is correct underneath and around my belongings