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

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 92Greenbank Park, Longridge

As At Date: 6th January 2009

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant/ [redacted]

Date: 12/01/2009

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 6th January 2009

Gas: 00050

Supplier -

Electric: 00326

Entrance Vestibule (1)	Grey cour carpet 1 x single electric socket Alarm Keypad Smoke Alarm Loft Access Painted walls – one small mark
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 Skirting boards – one small mark - Settlement crack above doors to ceiling -
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 Skirting boards – one small mark by the door & marked by the Upvc door 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 (plug not fit) 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. Apart from the small points brought up in the inventory the walls and skirting boards have no marks.


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11.1



12.1



12.2



12.3



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8 Towneley Parade
Longridge, Preston
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Dewhurst Homes
Local Estate Agent

Ribble Valley Luxury Homes Ltd
c/o Eastham House Farm
Great Mitton
CLITHEROE
Lancashire
BB7 9PH

27/01/2009

STATEMENT

Invoice number [redacted]

PROWCARD. 04/02/09

Re: 92 Greenbank Park, Longridge - [redacted]

To refundable deposit	[redacted]
To rent received period 28/01/09 to 27/02/09	
Total	
Less commission	
Inventory	
VAT @ 15%	
Total deduction	
Balance paid by cheque no. [redacted] enclosed	

8 Towneley Parade
Longridge, Preston
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FAX: 01772 786982

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 92 Green bank park, Longridge Nr Preston

As At Date: 24th June 2009

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant/s: [redacted]

Date: 24/06/2009

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 24th June 2009 Gas: 0000
Electric: 02236
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 (1)	Cream walls (few marks) - quite a few on stairway
	Alarm box (working)
	Energy saving ceiling light
Kitchen (2)	Modern Fitted wall & base units with built in gas hob (clean) - some staining around
(a) *	Stainless steel Double electric oven (clean) gas rings.
	Stainless steel sink and drainer (clean)
	Tiled effect lino (clean)
	Cream walls (couple of marks) and part tiled walls
	Integral fridge (clean)
	6 Spot lights (one not working)
	Two UPVC double glazed window with white blinds
*	Black granite worktops (clean) scratch to left of sink noticeable only in certain light.
	Radiator
	Integral dishwasher (clean)
Dining room	Cream walls (few marks)
(3)	Beige carpet (clean)
	UPVC double glazed window with white blinds
	6 spot lights (all working)
	Radiator
Utility room	Modern Fitted base units with black granite effect work tops (clean)
(4)	Beige carpets (clean)
	Cream walls (couple of marks)
	Metal 5 point coat hanger
	Ceiling light
Downstairs	UPVC double glazed window with white blinds
w.c (5)	Two piece suite – Low flush w.c & wash hand basin (clean)
	Part tiled walls & cream walls (clean)
	Picture hook
	Beige carpet (clean)
	Extractor fan
	Radiator
Lounge (6)	Cream walls (few marks)
	Beige carpet (clean)
	Two UPVC double glazed window and double doors with cream curtains & metal
	Curtain rails (clean)
	4 picture hooks
	Stainless steel Gas fire with a stone surround and back
	Two radiators

(a) * Some marks inside the glass on both oven fronts.

electrician came + fixed 29/06/09

*	4 wall lights (two not working) – 2 central lights not working
	6 spot lights & light above fireplace
Master	Cream walls (few marks)
Suite (7)	Beige carpet (clean)
*	Two walk in wardrobe with two polls In either one (cream walls couple marks & beige carpets clean) – left hand wardrobe door does not close
	7 spot lights
	UPVC double glazed double door with cream curtains and metal rail
	Balcony – black metal railings safe and secure, floor clean
	Radiator
Ensuite	Three piece suite – Low flush w.c, wash hand basin & electric shower cubicle (clean)
	Radiator, spot lights
	Part tiled walls & cream painted walls (clean)
	Beige carpet (clean)
	Double glazed velux skylight
	Extractor fan
	Toilet roll holder
Family	Three piece suite – low flush w.c, wash hand basin & bath (clean)
Bathroom (8)	Part tiled walls & cream painted walls (clean)
	Extractor fan
	3 spot lights
	Double glazed velux skylight
	Radiator
Bedroom two	Cream painted walls (couple of marks)
(9)	Beige carpet (clean)
	UPVC double glazed window with cream curtains and metal rail
	Spot lights, radiator
Bedroom	Cream painted walls (couple of marks
Three (10)	Beige carpet (clean)
	UPVC double glazed window with cream curtains and metal rail
	Spot lights
	Radiator
Outside (11)	To the front and side of property tidy lawned garden and clean pathways.

* Amendments

[redacted] 26/6/09

ADDRESS: 92 Greenbank Park, Higher Road, Longridge

LANDLORD: [redacted] Ribble Valley Luxury Homes Ltd, c/o Eastham House Farm, Great Mitton, Clitheroe

TENANT: [redacted]

TERM: 3 months

COMMENCEMENT DATE: 26th June 2009

END DATE: 25th September 2009

RENT: [redacted]

RENTAL PAYMENT PERIOD: Monthly

DEPOSIT [redacted]

TERMS:

1. This Agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the Housing Act 1988.
2. The Landlord lets and the Tenant takes the Premises for the Terms and at the Rent specified above.
3. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out overleaf with the amendments and additions to them (if any) set out under the heading "Special Tenancy Conditions" also overleaf.
4. The Tenant shall pay to the Landlord upon the signing of this Agreement the amount of the Deposit (if any specified) and the first payment of Rent.
5. This tenancy includes the use of the Landlord's Fixtures and Fittings ("the Fixtures and Fittings") in the Premises including amongst other things all matters specified in the attached Inventory and Schedule of Condition ("the Check-in Inventory and Schedule of Condition").

DATE:... 25/6/09 .....

SIGNED [redacted]
(by or on behalf of the Landlord)

SIGNED [redacted] **(Tenant)**

SIGNED [redacted] **(Tenant)**

GENERAL TENANCY CONDITIONS

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

Dewhurst Homes
Local Estate Agent

INVENTORY / INSPECTION REPORT

FOR

Address: 92 Green bank park, Longridge Nr Preston

As At Date: 29th April 2010

CHECKED ON SITE BY: [redacted]

Counter-signed By Tenant/s: [redacted] [redacted]

Date: 29/04/2010

SETS OF KEYS HANDED TO TENANT:

Meter Readings as at 29th April 2010 Gas: 00672
Electric: 06808
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)
SDC14601 - 4611	Energy saving ceiling light – working Cream lamp shade
Kitchen	Modern Fitted wall & base units with built in gas hob (clean)
Photos -	Stainless steel Double electric oven (clean)
SDC14520 -	Stainless steel sink and drainer (clean)
4556)	Tiled effect lino (clean)
	Cream walls (couple of marks) and part tiled walls
	Integral fridge (clean)
	6 Spot lights (working)
	Two UPVC double glazed window with white blinds
	Black granite worktops (clean)
	Radiator
	Integral dishwasher (clean)
Dining room	Cream walls (couple marks)
Photos -	Beige carpet (clean)
SDC14557 -	UPVC double glazed window with white blinds
4568	6 spot lights (all working)
	Radiator
Utility room	Modern Fitted base units with black granite effect work tops (clean)
Photos -	Beige carpets (clean)
SDC14579 -	Cream walls (couple of marks)
4588	Metal 5 point coat hanger
	Ceiling light
Downstairs	UPVC double glazed window with white blinds
w.c	Two piece suite – Low flush w.c & wash hand basin (clean but the w.c not to a high standard)
Photos -	Part tiled walls & cream walls (clean)
SDC14569 -	Picture hook
4578	Beige carpet (clean)
	Extractor fan
	Radiator
Lounge	Cream walls (few surrounding marks)
Photos -	Beige carpet (clean)
SDC14589 -	Two UPVC double glazed window and double doors with cream curtains & metal
4600	Curtain rails (clean)
	4 picture hooks

	Stainless steel Gas fire with a stone surround and back - clean
	Two radiators
	4 wall lights (two not working)
	6 spot lights & light above fireplace, two ceiling lights - working
Master	Cream walls (couple marks)
Suite	Beige carpet (clean)
Photos – SDC14612 -	Two walk in wardrobe with two polls In either one (cream walls couple marks & beige carpets clean)
4642	7 spot lights - working
	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)
	Double glazed velux skylight
	Extractor fan
	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
SDC14643 -	3 spot lights
4655	Double glazed velux skylight
	Radiator
Bedroom two	Cream painted walls (couple of marks)
Photos -	Beige carpet (clean)
SDC14656 -	UPVC double glazed window with cream curtains and metal rail
4663	Spot lights – working , radiator
Bedroom	Cream painted walls (couple of marks)
Three	Beige carpet (clean)
Photos -	UPVC double glazed window with cream curtains and metal rail - clean
SDC14664	Spot lights - working
4672	Radiator
Outside	To the front and side of property tidy lawned garden and clean pathways.
Photos -	
SDC14676	
4683	


SDC14520


SDC14521


SDC14522


SDC14523


SDC14524


SDC14525


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SDC14603

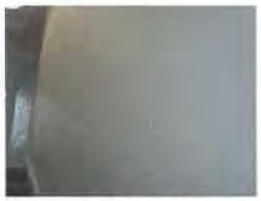

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SDC14680


SDC14681


SDC14682


SDC14683

Dewhurst Homes

Inventory and Schedule of Condition Declaration For

Address: 92 Greenbank Park, Longridge, Preston, PR3 2XY

As At Date: 29th July 2011

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: 6/8/2011

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

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

Set of keys handed over – see photocopy

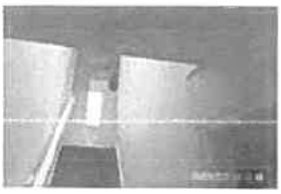
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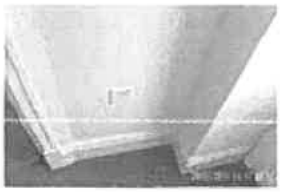
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Electric: 10849
Water: N/A

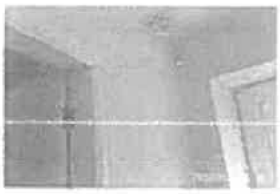
	Overall the property is in a clean good state
Entrance hallway - Images 3152 - 3160	UPVC double glazed front door
	Brown fitted door mat/carpet
	Cream walls – no marks
	Alarm box
	Light fitting – no bulb
Kitchen – Images 3161 - 3231	Modern Fitted wall & base units with built in gas hob (clean), extractor fan (bulb out)
	Stainless steel Double electric oven (clean) – seal has come loose inside top oven
	Stainless steel sink and drainer – needs wiping
	Tiled effect lino (clean)
	Cream walls and part tiled walls
	Integral fridge (clean)
	6 Spot lights – 2 bulbs out
	Two UPVC double glazed window with white blinds
	Black granite worktops – need wiping down
	Radiator
	Integral dishwasher – needs wiping round the top of the inside
Dining room – Images 3232 - 3249	Cream walls
	Beige carpet (clean)
	UPVC double glazed window with white blinds
	6 spot lights – 1 bulb out
	Radiator
Utility room – Images 3250 - 3268	Modern Fitted base units with black granite effect work tops, worktops are dusty and need wiping, worktop has a scratch
	Wood effect lino flooring
	Cream walls (couple of marks)
	Ceiling light with cream lampshade & working light bulb
Downstairs W.C	UPVC double glazed window with white blinds

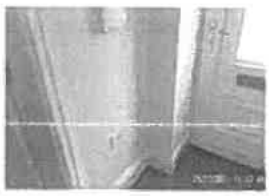
	Extractor fan
	Toilet roll holder
	Coat hook on back of door
	Extractor fan
Family Bathroom Images – 3434 - 3462	Three piece suite – low flush w.c, wash hand basin & bath (clean)
	Part tiled walls & cream painted walls (clean)
	Extractor fan
	Toilet roll holder
	3 spot lights – all bulbs working
	Double glazed velux skylight
	Shaver point light - working
	Radiator
Bedroom two – Images 3387 - 3407	Cream painted walls
	Beige carpet (clean)
	UPVC double glazed window with cream curtains and metal rail
	6 Spot lights – all working, radiator
	Coat hook on back of door
Bedroom three – Images 3408 - 3433	Cream painted walls (couple of marks)
	Beige carpet (clean)
	UPVC double glazed window with cream curtains and metal rail - clean
	6 Spot lights – 1 bulb out
	Radiator
	Coat hook on back of door
Outside – Images 3467 - 3476	To the front and side of property tidy lawned garden and clean & tidy pathways


SAM_3152

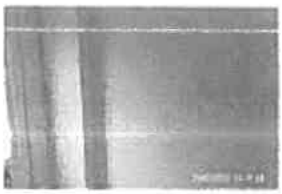

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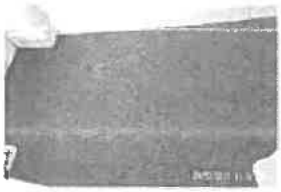

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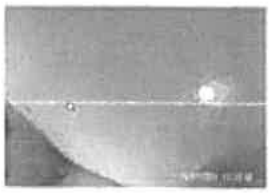

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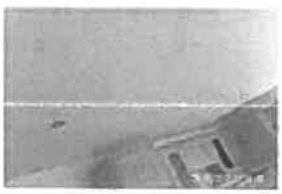

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SAM_3165

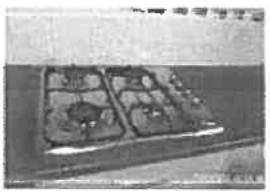

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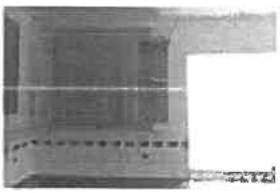

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SAM_3175


SAM_3176

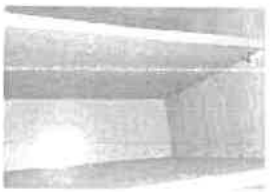

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SAM_3178


SAM_3179


SAM_3180

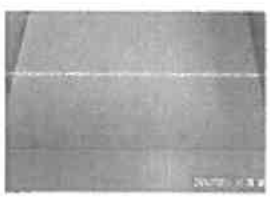

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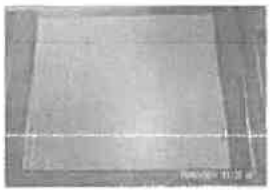

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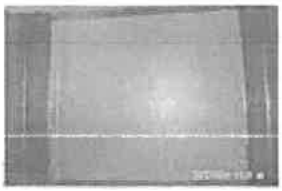

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SAM_3185


SAM_3186


SAM_3187

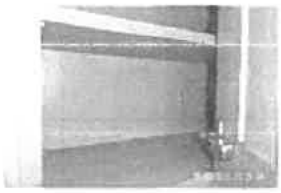

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SAM_3190

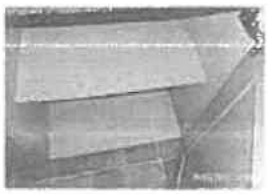

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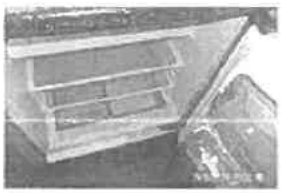

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SAM_3198


SAM_3199

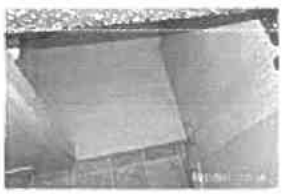

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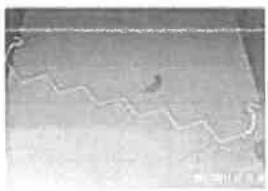

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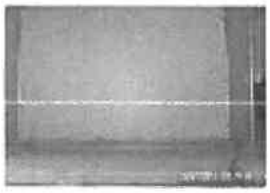

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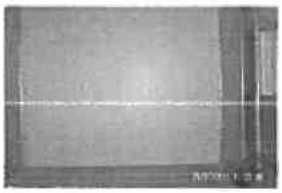

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SAM_3204

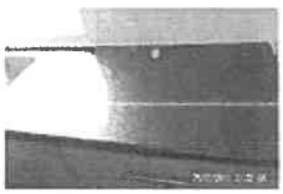

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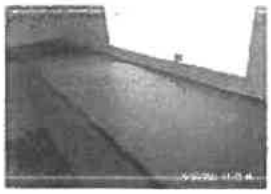

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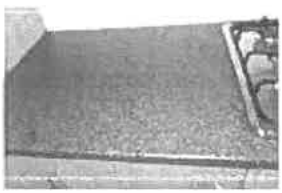

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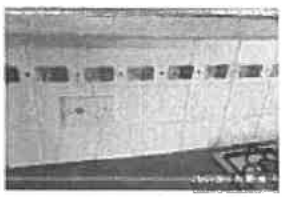

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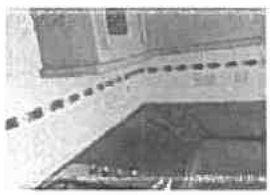

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SAM_3212

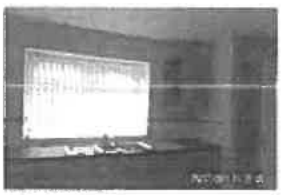

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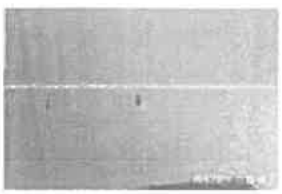

SAM_3214


SAM_3215


SAM_3216

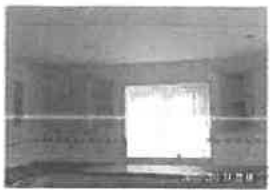

SAM_3217


SAM_3218


SAM_3219


SAM_3220


SAM_3221



SAM_3222



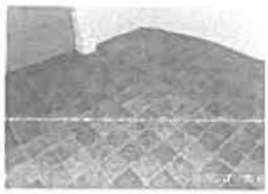
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SAM_3224



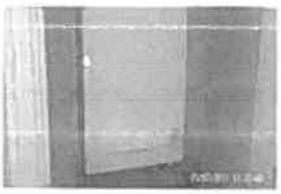
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SAM_3226



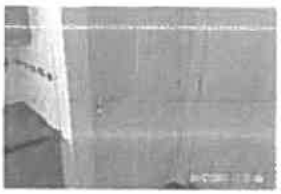
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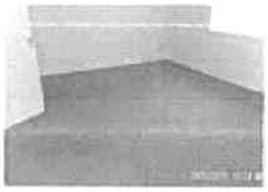
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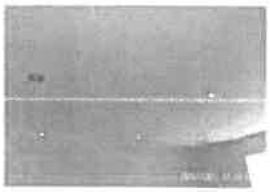
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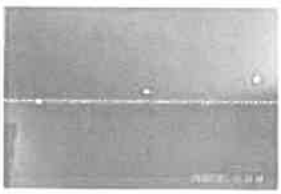
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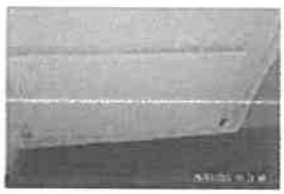
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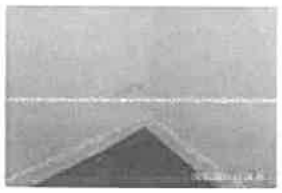
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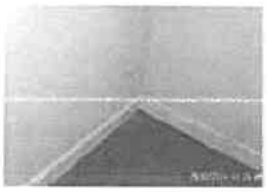
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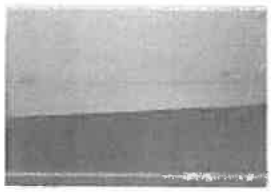
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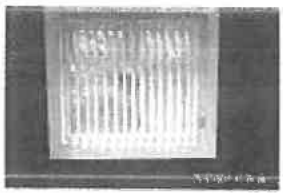
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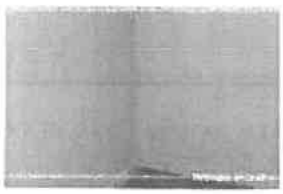
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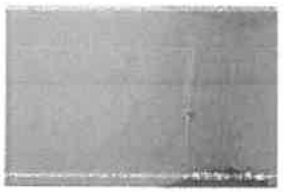
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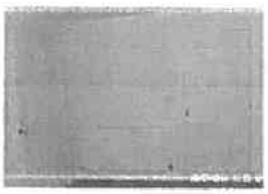
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SAM_3240



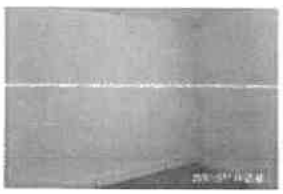
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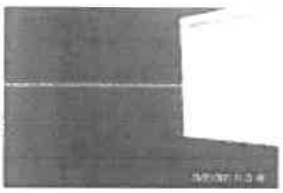
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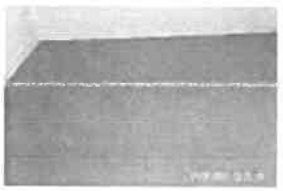
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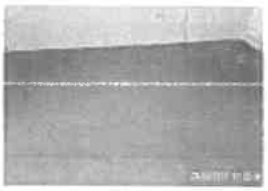
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SAM_3245



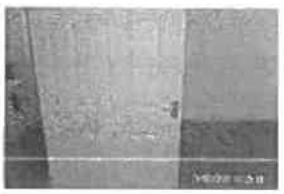
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SAM_3247



SAM_3248



SAM_3249



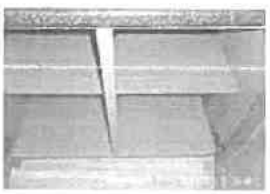
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SAM_3251



SAM_3252



SAM_3253



SAM_3254



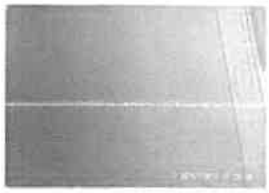
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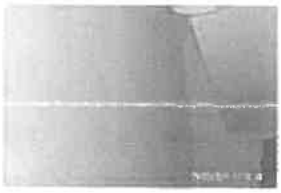


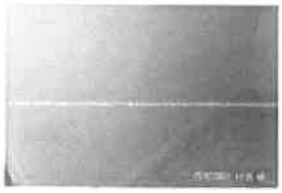
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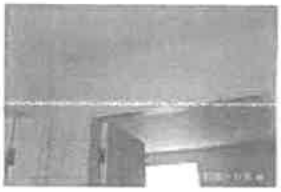


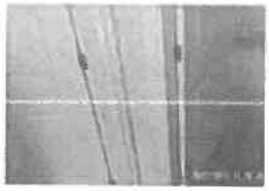
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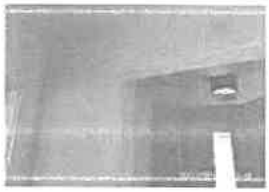

SAM_3258


SAM_3259

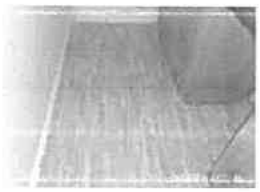

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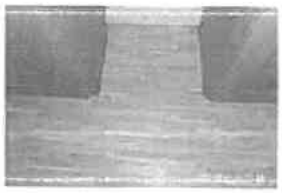

SAM_3261

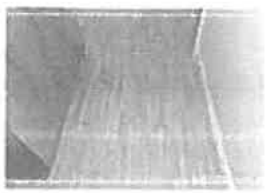

SAM_3262


SAM_3263


SAM_3264

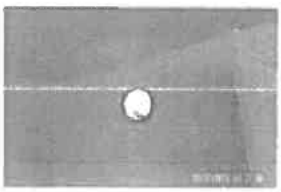

SAM_3265


SAM_3266

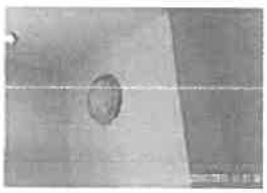

SAM_3267


SAM_3268

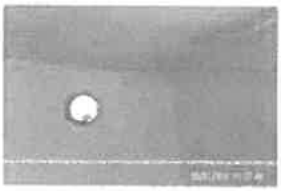

SAM_3269


SAM_3270


SAM_3271


SAM_3272


SAM_3273


SAM_3274


SAM_3275


SAM_3276


SAM_3277


SAM_3278


SAM_3279


SAM_3280


SAM_3281

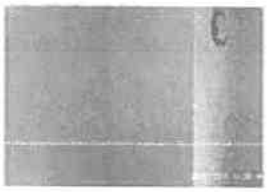

SAM_3282


SAM_3283

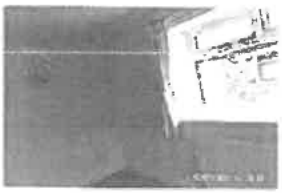

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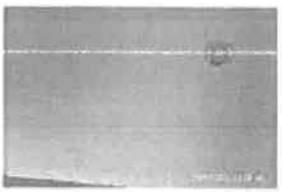

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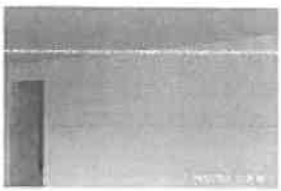

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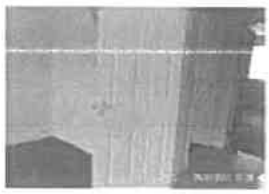

SAM_3287

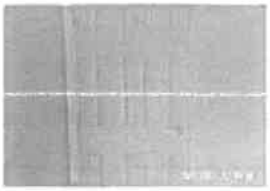

SAM_3288

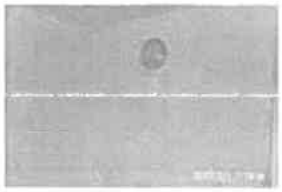

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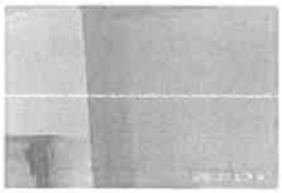

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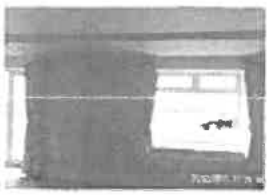

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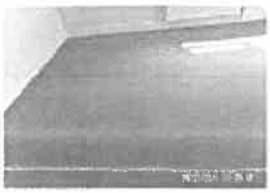

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SAM_3294

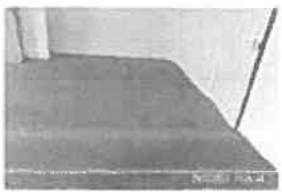

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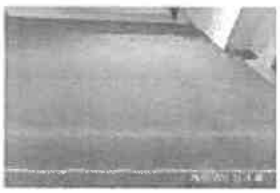

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SAM_3297

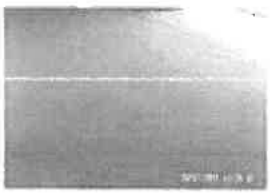

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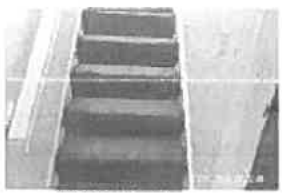

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SAM_3300


SAM_3301


SAM_3302

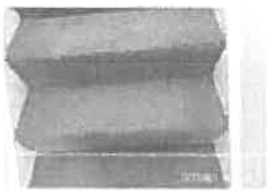

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SAM_3304

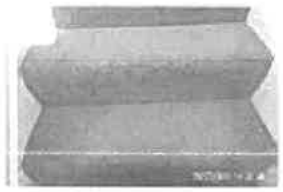

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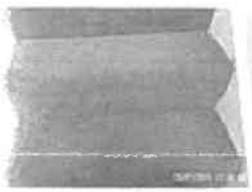

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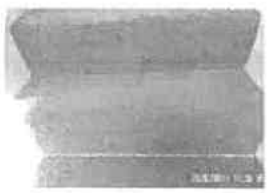

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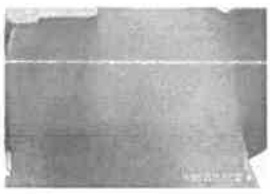

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SAM_3309


SAM_3310


SAM_3311


SAM_3312


SAM_3313

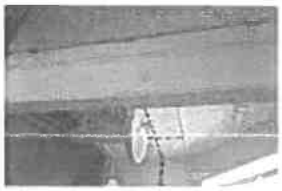

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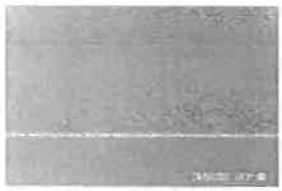

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SAM_3317


SAM_3318

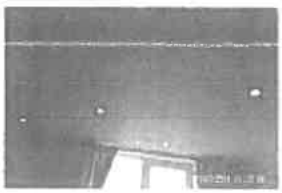

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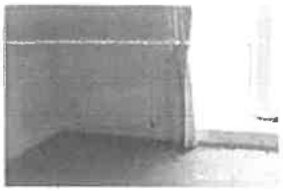

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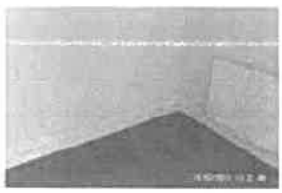

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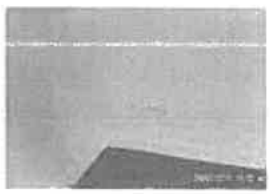

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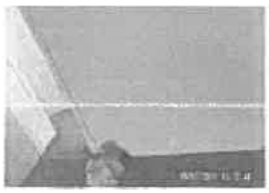

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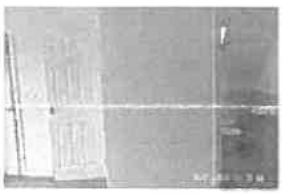

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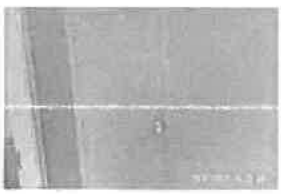

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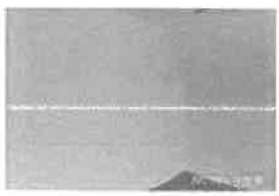

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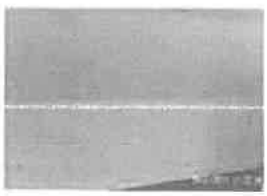

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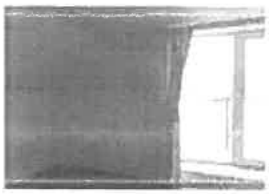

SAM_3328


SAM_3329

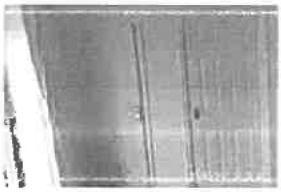

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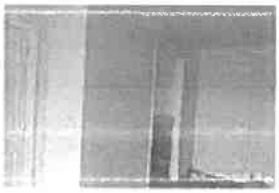

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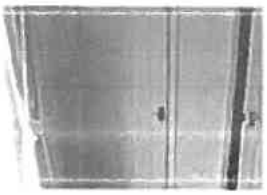

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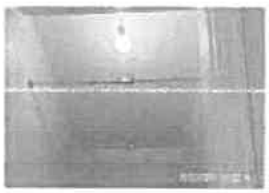

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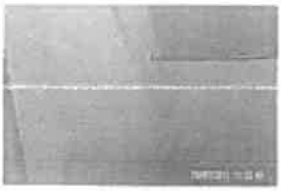

SAM_3334


SAM_3335


SAM_3336


SAM_3337

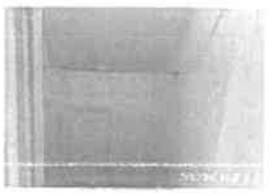

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SAM_3339

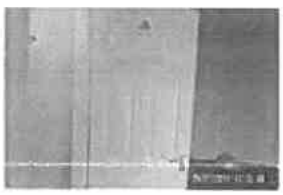

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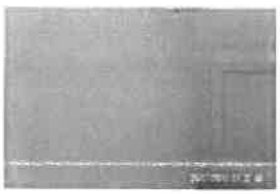

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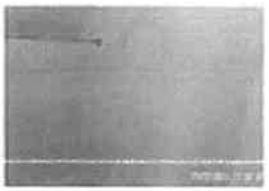

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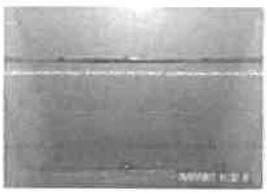

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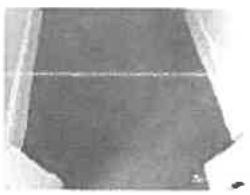

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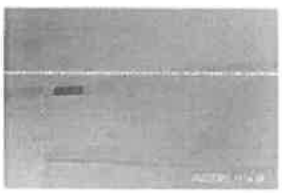

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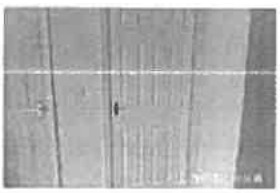

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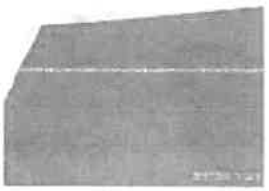

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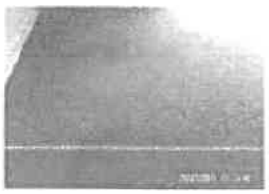

SAM_3348


SAM_3349


SAM_3350


SAM_3351


SAM_3352

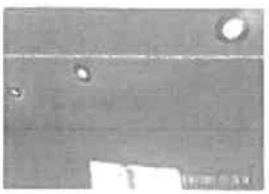

SAM_3353


SAM_3354


SAM_3355


SAM_3356


SAM_3357


SAM_3358


SAM_3359

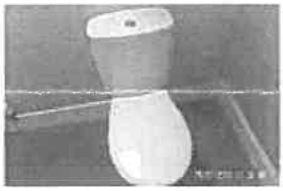

SAM_3360


SAM_3361


SAM_3362


SAM_3363

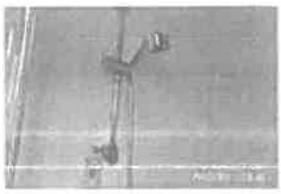

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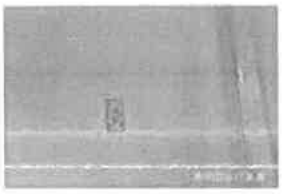

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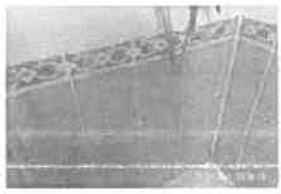

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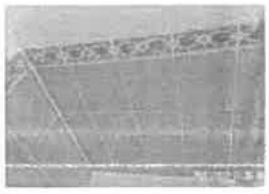

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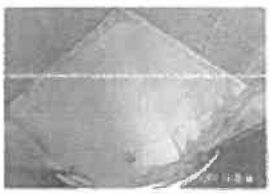

SAM_3368


SAM_3369

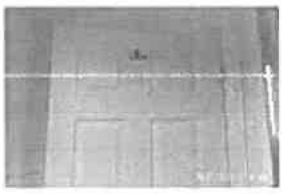

SAM_3370


SAM_3371


SAM_3372


SAM_3373


SAM_3374


SAM_3375

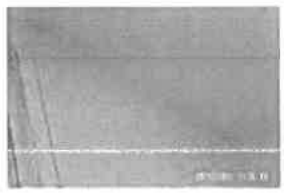

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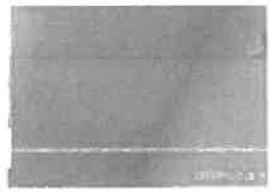

SAM_3377

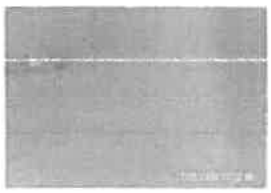

SAM_3378

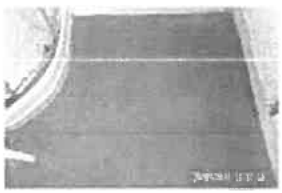

SAM_3379


SAM_3380

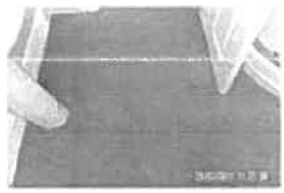

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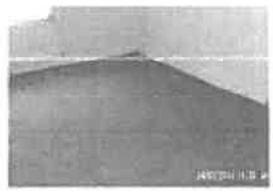

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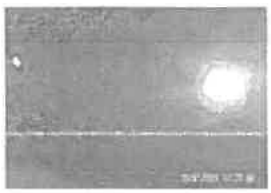

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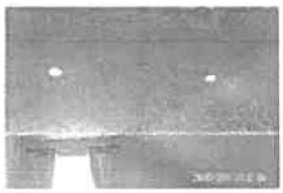

SAM_3384


SAM_3385


SAM_3386


SAM_3387


SAM_3388


SAM_3389

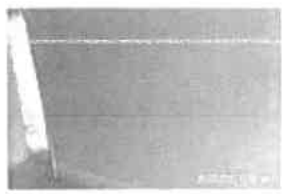

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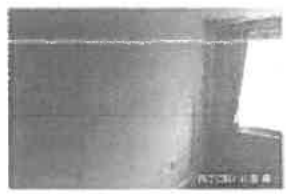

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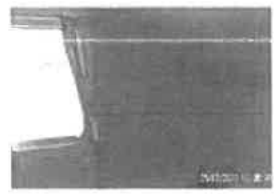

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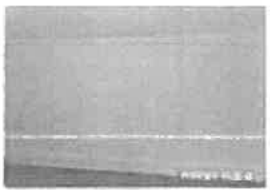

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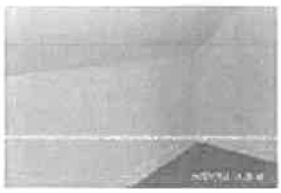

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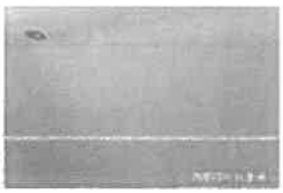

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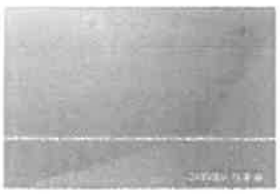

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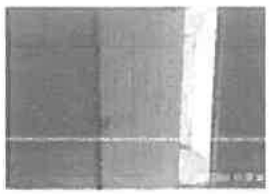

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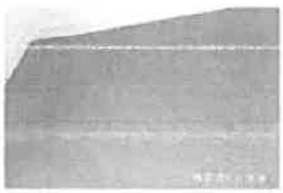

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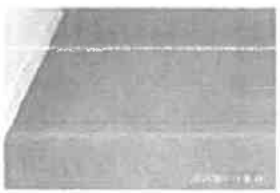

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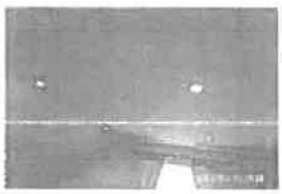

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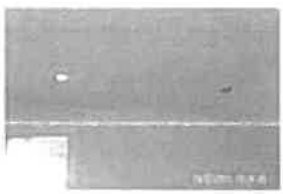

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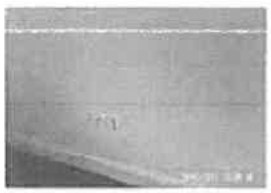

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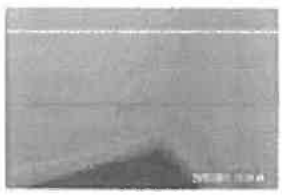

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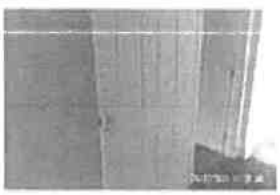

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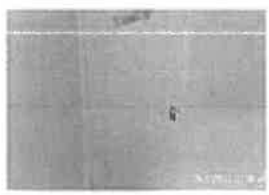

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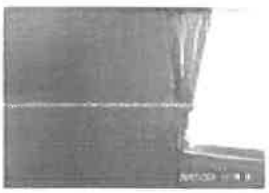

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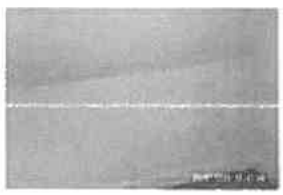

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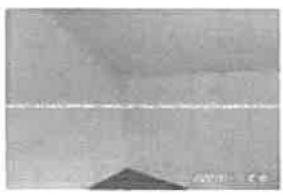

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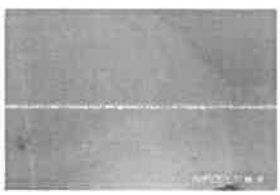

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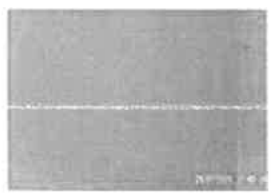

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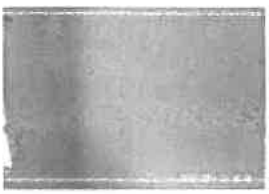

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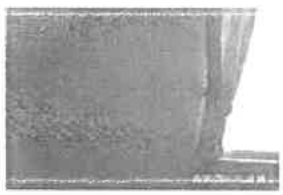

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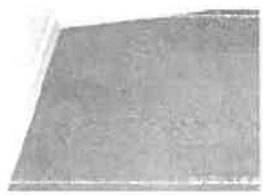

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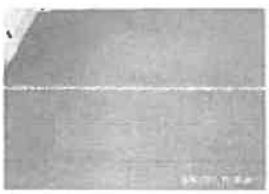

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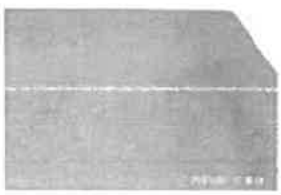

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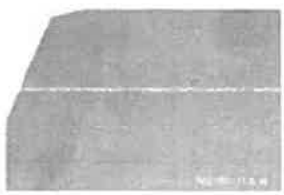

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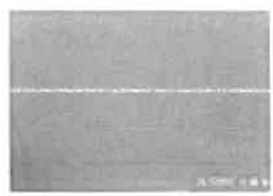

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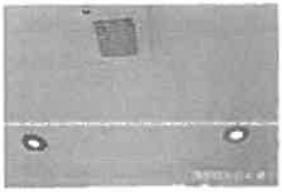

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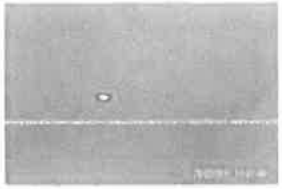

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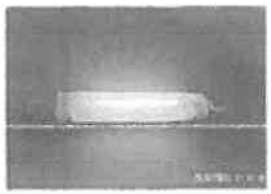

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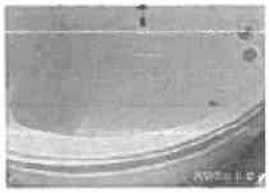

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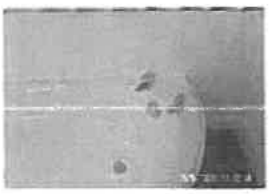

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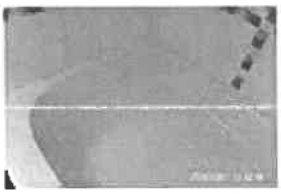

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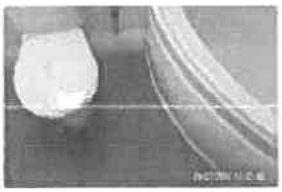

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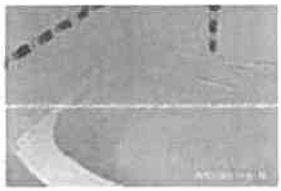

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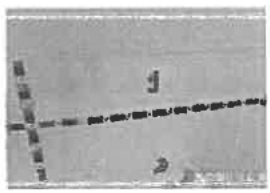

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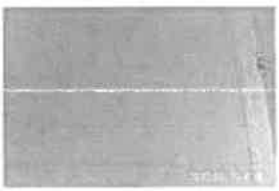

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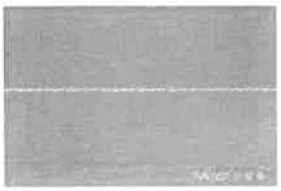

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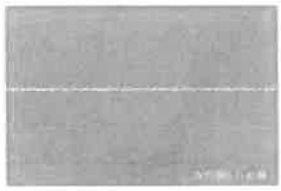

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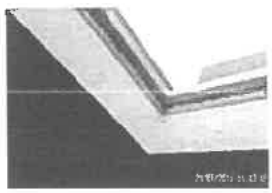

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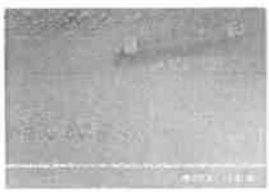

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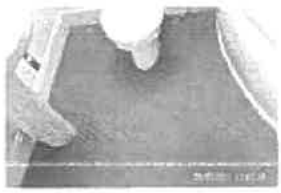

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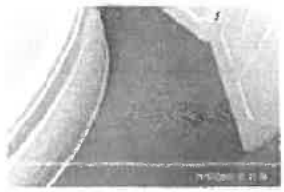

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Dewhurst Homes

Inventory and Schedule of Condition Declaration For

Address: 92 Greenbank Park, Longridge, Preston, PR3 2XY

As At Date: 22nd February 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: 24/02/12.

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.

Set of keys handed over – see photocopy

Meter Reading Below

Gas: 01560
Electric: 11985
Water: N/A

Entrance hallway - Images 0665 – 0679	UPVC double glazed front door – a few scuff marks
	Brown fitted door mat/carpet
	Cream walls – a few marks
	Alarm box
	Light fitting with working bulb and cream lampshade – has some small cracks in it
	Smoke alarm
Kitchen – Images 0680 - 0748	Fitted wall & base units – all clean inside & out, with built in gas hob (clean), extractor fan (bulb out)
	Stainless steel Double electric oven (clean) – seal has come loose inside top oven, grill pan - clean
	Stainless steel sink and drainer – clean
	Tiled effect lino (clean)
	Cream walls and part tiled walls – couple of minor marks on walls
	Integral fridge (clean)
	6 Spot lights – 2 bulbs out
	Two UPVC double glazed window with cream blinds
	Black granite worktops – need wiping down & one has a scratch
	Radiator
	Integral dishwasher – clean
Dining room – Images 0749 - 0760	Cream walls – a couple of marks above one skirting board
	Beige carpet (clean)
	UPVC double glazed window with cream blinds
	6 spot lights – 1 bulb out
	Radiator
Utility room – Images 0761 – 0776	Fitted base units with black granite effect work tops, worktop clean but has a scratch and the end strip is slightly damaged
	Wood effect lino flooring - clean
	Cream walls (couple of minor marks – and the skirting board is scuffed)
	Ceiling light with cream lampshade & working light bulb
Downstairs	UPVC double glazed window with cream blinds

W.C Images 0777 – 0793	
	Two piece suite – Low flush w.c & wash hand basin – all clean
	Part tiled walls & cream walls (clean)
	Beige carpet (clean)
	Extractor fan
	Radiator
	Ceiling light - working
Lounge – Images – 0794 – 0820	Cream walls – no marks
	Beige carpet – clean no marks
	Two UPVC double glazed window and double doors with cream curtains & metal curtain rails
	Stainless steel Gas fire with a stone surround and back - clean
	Two radiators
	6 spot lights & light above fireplace – all working, two ceiling lights with cream lampshades – working, 4 wall lights – 2 bulbs not working
Stairs & Landing – Images 0821 - 0839	
	Beige carpet – clean except for some pink marks on the landing – see images
	Cream painted walls – no marks
	White bannister rail
	Ceiling light – no bulb, spotlight – bulb working
	Skylight
	Smoke alarm
Master Bedroom – Images 0840 - 0863	Cream walls – no marks
	Beige carpet (clean)
	Two walk in wardrobe with two poles in either one (cream walls beige carpets clean), both bulbs working, one door frame has scuffs
	7 spot lights - all working
	UPVC double glazed double door with cream curtains and metal rail – clean, the door frame is going black on the right – see images
	Balcony – black metal railings safe and secure, floor clean
	Radiator
Ensuite – Images 0864 - 0886	Three piece suite – Low flush w.c, wash hand basin & electric shower cubicle (all clean)
	Shaver point light – bulb working

	Glass shelf
	Radiator, 3 spot lights – all working
	Part tiled walls & cream painted walls (clean)
	Beige carpet (clean)
	Double glazed velux skylight
	Extractor fan
	Toilet roll holder
	Coat hook on back of door
Family Bathroom Images – 0887 – 0908	Three piece suite – low flush w.c, wash hand basin & bath (clean)
	Part tiled walls & cream painted walls (clean)
	Extractor fan
	Toilet roll holder
	3 spot lights – all bulbs working
	Double glazed velux skylight
	Shaver point light - working
	Radiator
	Coat hook on back of door
Bedroom two – Images 0909 – 0919	Cream painted walls
	Beige carpet (clean)
	UPVC double glazed window with cream curtains and metal rail
	6 Spot lights – one bulb out, radiator
	Coat hook on back of door
Bedroom three – Images 0920 - 0936	Cream painted walls – a few minor marks
	Beige carpet (clean)
	UPVC double glazed window with cream curtains and metal rail - clean
	6 Spot lights – all working
	Radiator
	Coat hook on back of door
Outside – Images 0937 -	To the front and side of property tidy lawned garden and clean & tidy pathways
	Outside light – bulb not working
	Gas meter box
	Sky dish on back
	Door mat at front door


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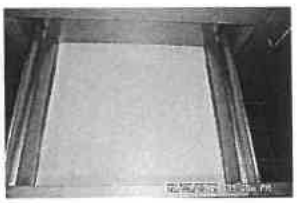
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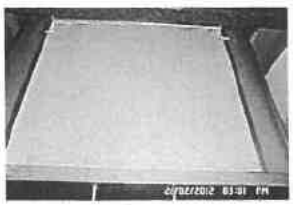
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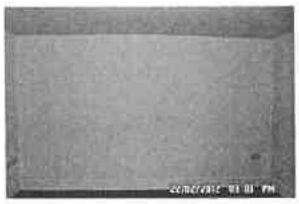
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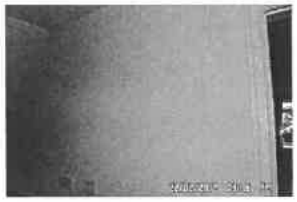
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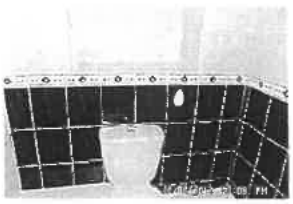
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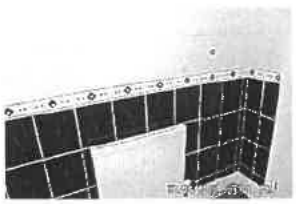
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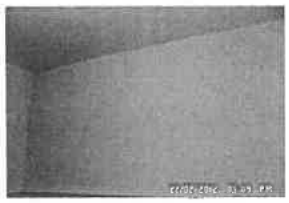
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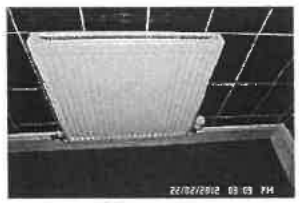
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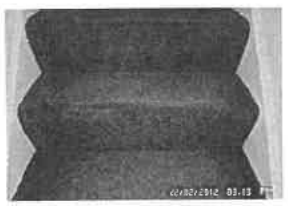
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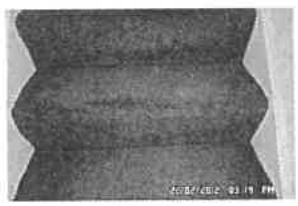
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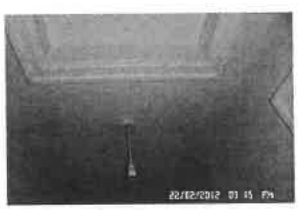
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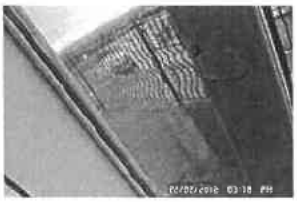

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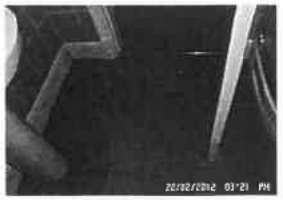

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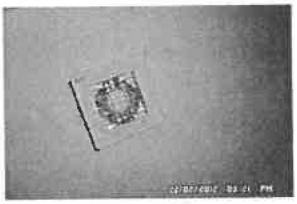
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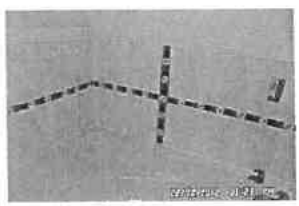
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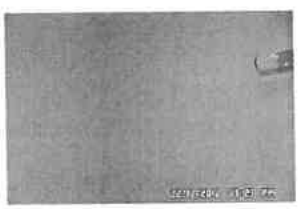
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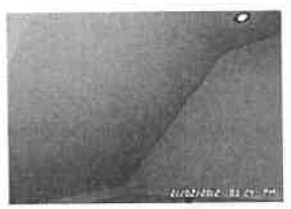
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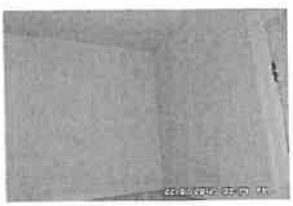
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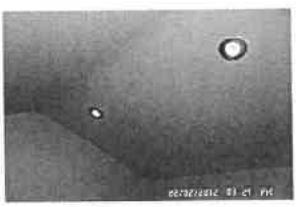
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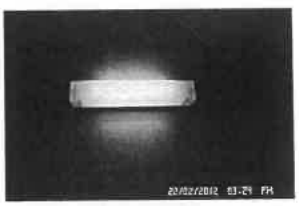
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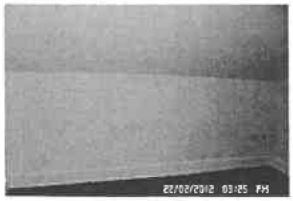
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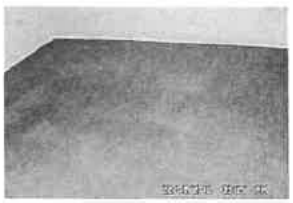

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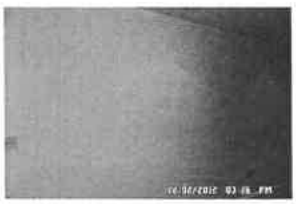

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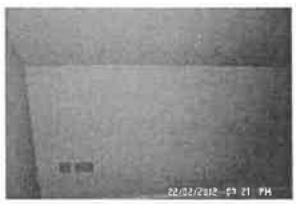

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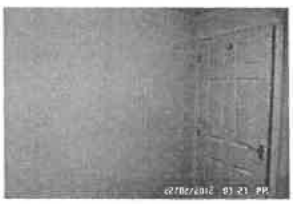

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