

**INVENTORY AND SCHEDULE OF CONDITION FOR THE PROPERTY AT:
8 Sample Road, Jesmond,
Newcastle upon Tyne, Tyne & Wear. NE2 5DF**

Location : Item : Description	1	2	3	4	Additional Schedule of Condition Comments
General:-					
All windows: White UPVC framed sealed unit double glazed. Opening sections with matching handles & locks		X			2 Window lock keys in bedroom 3. Sill seals mould marked in places. All glazing intact
All windows fitted with light wood horizontal blinds		X			Cords & mechanisms operational unless otherwise stated below. Generally marked from condensation mould
All Woodwork to include door frames, jambs, architraves, linings, window panels, skirting boards & sills: Painted white gloss finish			X		Save for various general stains, chips and scuff marks in places. Some mould marks to sills and window frames
All Floors: Light oak strip unless otherwise specified below			X		Generally marked and scratched in places. See below for additional comments re condition
Gas fired radiator central heating. 'HEATLINE VIZO 24' combi boiler wall mounted in hall cupboard		X			Double panel radiators fitted to hall, lounge & 3 bedrooms all with 'Lifestyle' individual thermostats
All Power Sockets, fused spurs and light switches: White plastic		X			
All Doors unless otherwise specified: Moulded 6 panel timber with grain effect finish. Painted white gloss			X		Generally with some scuff marks, chips and stains in places
All Doors: Unless otherwise specified, fitted with pair of matching chrome lever handles and catch		X			
All Bedrooms contain: 140cm matching divan beds and mattress in blue & beige self-patterned stripe design.			X		Save bedroom 2 has some stains on mattress. All mattresses: Super Royalty Orthopaedic by DELUXE BEDS
All Beds: Fitted with matching beige suede effect headboard		X			
Each Bedroom contains: Matching light wood 2 door wardrobe with shelf & hanging rail. Doors fitted with pair of matching knob handles. Matching 4 drawer chest and matching 3 drawer bedside locker		X			
All Walls: Magnolia Emulsion unless otherwise specified					See condition comments below
All Ceilings: White emulsion on plaster finish		X			
Front Door: Moulded 5 panel timber door painted black gloss finish and hung on 2 x 12cm brass hinges		X			Save various chips and scuff marks, particularly externally. Nail indents to external threshold.
Brass knocker			X		Tarnished
Brass letter box			X		Tarnished
Brass knob handle			X		Tarnished
Yale 'Mortice' lock & escutcheon			X		Tarnished
'ERA' 5 bar lever lock with cover			X		
Entrance Lobby:-					
Red coir mat fitted			X		Generally marked & stained
2 Fixed glass panes above doors			X		Glass intact
Timber framed door to hall with 4 'reeded' glass panes. Frame painted white gloss. Pair metal lever door handles fitted			X		Glass intact

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Moulded plaster cornice. Painted white emulsion		X		
NB: Walls as in 'General'			X	Various scuff marks. 1" Dent from front door handle
Entrance Hall:-				
Smoke detector fitted			X	Not tested
Walls: As in 'General'			X	Various marks and scuffs
Rose & pendant light fitting without shade			X	Bulb working
Flooring: As in 'General'		X		Several 'spot' marks and scuffs
Hall Cupboard:-				
Original timber panelled door painted white gloss. Wooden arm handle fitted			X	
Housing:-				
'PANASONIC' upright vacuum cleaner		X		Model: MC-UG302
'HOTPOINT' washer/dryer		X		Model: WD 420P; Ref: 711260175
White plastic & metal ironing board			X	No cover
Blue sponge mop			X	
'ELIGENT' blow heater			X	Type: EEPE FH-N23. Not tested
Saucepan with lid			X	
Wok & frying pan			X	Well used
Bayonet light fitting. No bulb			X	
Lounge:-				
Walls: As in 'General'			X	Various 'spot' to 10" scuffs and line marks
White UPVC framed sealed unit double glazed door to yard with 'obscured' glass		X		Glass intact.
Fixed glass panel above door to match		X		Glass intact
Pair brass lever handles incorporating lock		X		Key in lock
90cm Circumference glass top dining table on chrome & faux leather base		X		Glass intact. Various marks on leather base
4 Matching black faux leather high back dining chairs on chrome legs		X		
Oval shaped glass top coffee table, 2 'milk' glass lower shelves & chrome legs		X		Glass intact
3 Seater black 'leather' sofa, 3 seat & 3 back cushions	X			
Black leather armchair		X		Several 'spot' marks on arms
'SANYO' portable CD player & radio			X	No model details. In cupboard under stairs
Rose & pendant ceiling light fitting with paper shade		X		Bulb working
Smoke detector			X	
Brushed metal framed wall clock			X	
NB: Flooring as in 'General'			X	Numerous 18" – 2'0 gouges and scratches. Various light scuffs & paint splashes. 'Taped' sections by yard door. Discoloured central area
Kitchen Area:-				
Fitted with range of matching wall and base cupboards with 'cream gloss' doors. Matching cornices & plinths. All doors & drawers with matching brushed metal lever arm handle fitted. Comprising:				
1000mm 2 door sink base		X		Base shelf various spot marks
1100mm 1 door base		X		

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600mm 3 drawer base		X		
600mm Tall fridge freezer integration cupboard		X		
1200mm 2 door wall cupboard with 4 shelves		X		
300 wall cupboard with 2 shelves		X		
500mm wall cupboard with 2 shelves		X		
600 wall cupboard with 2 shelves		X		
Fitted 'grey' fleck laminate work surfaces			X	1" Surface hole, 2 x smaller surface holes
Inset stainless steel sink & drainer			X	Clean but marked from use. Stainless steel plug
Chrome mixer tap		X		
Walls above work tops: 4 ½ courses of tiles to wall cupboard height in beige & shades of grey ceramic tiles. To 7 courses above hob		X		Silicone seal mould marked behind sink
'BOSCH' stainless steel electric oven, 2 shelves & oven tray		X		Type: FD 8711. Ref: E-NR HBN 430551/B. Clean but usage marks
'BOSCH' stainless steel 4 ring gas hob with 2 black metal ring guards		X		No model details seen. Clean but usage marks
Stainless steel canopy & hood housing extractor		X		No Make or Model noted. Working. Bulb and appliance working
'ARGOS' white microwave		X		Model: SMB 177k4H-P
'DIPLOMAT' fridge/freezer in matching integration cupboard		X		Model: APM 6852. Door missing to 1 freezer compartment
'DURNBRAND' electric white plastic kettle			X	Model: X56358
2 plastic cutlery trays and drainer			X	
Assortment of crockery			X	10 pieces
3 Matching mugs			X	
'SABICHI' steam iron		X		Model: 85252
2 Saucepans and lids			X	
Oven dish			X	
Cake baking tin			X	
Assortment of cutlery			X	
Plastic container & jug			X	
Flooring: Laid with 'Slate' ceramic floor tiles		X		Grouting intact but discoloured in places
Light oak beaded edging strip joint to lounge			X	Intact
Cork 'Notice Board' wall mounted			X	
Recessed ceiling light		X		Bulb working
NB: Walls as in 'General'		X		Several minor marks
Bedroom 1 (front):-				
Splay bay window to front		X		Glazing intact
3 Horizontal light wood blinds as in 'General'		X		Cords & mechanisms operational save for right hand not 'opening'.
2 Matching light wood CD towers		X		
Table lamp with plastic base & black shade			X	Not tested
Original moulded plaster ceiling rose & corning		X		Good condition for age
Rose & pendant ceiling light with red patterned shade			X	Bulb working. Shade detached
Original Victorian fireplace surround & mantle painted in cream gloss			X	Various chips
NB: Light oak flooring as in 'General'			X	Discoloured & stained in 'bay' & fire-breast recess. Various scuff & scratch marks
De Longhi Dehumidifier		X		Model DNC 65. To be used in the event of condensation build up
Bedroom 2 (middle room):-				
Rose & pendant ceiling light with paper shade			X	Long Life bulb working

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NB: Light oak flooring as in 'General'			X	6" x 2" black scuff mark in doorway. Paint splashed to edges
Sill & window panel as in 'General'			X	Paintwork very marked & scuffed
Bedroom 3 (rear):-				
Flooring: Timber floorboards fitted			X	Various stain marks, open screw-heads showing & paint marks
'DE LONGHI' dehumidifier as in bedroom 2		X		Working. To be used in the event of condensation build up
Pin board wall mounted		X		
Rose & pendant ceiling light fitting. Brown shade not fitted			X	Bulb working
Heat alarm ceiling mounted		X		Power light 'on'
Shower Room:-				
White suite comprising:-				
Stone resin rectangular shower tray fitted, chrome waste		X		NB. Seals & grouting mould stained
Glass sliding door with chrome lever handle and matching fixed pane. Wall mounted in chrome frame		X		Glass clean and intact
Chrome wall mounted shower control handle with hot & cold knobs, chrome runner, shower hose & head			X	No make or model. Some discolouration to shower head
Scallop' shaped wall mounted wash hand basin		X		Chrome plug & chain attached
Individual chrome hot & cold taps		X		
Matching close coupled porcelain low flush WC suite, chrome lever flush		X		Operational
White plastic seat & lid fitted			X	
All Walls: Tiled floor to ceiling height in 30 x 20cm beige ceramic tiling & shades of beige mosaic dado height tile all with ivory grouting		X		All grouting clean and intact save stained & discoloured in shower cubicle
Flooring: Tiled with 33 x 33cm beige ceramic floor tiles. Grey grouting		X		Save several marks & stains
Chrome upright towel warmer		X		
Square mirror affixed to back of door. Mirror with 'patterned' edge		X		Glass intact
2 Recessed ceiling lights		X		Bulbs working
Pull cord			X	Operational
Chrome knob lock to door		X		Operational
Electric shaver socket			X	
'SILAVENT' mechanical extractor		X		Operational
NB: Skirting board to shower tray			X	Mould and discolouration to paint work
External Front:-				
Gravel laid in front of bay			X	'Weedy'
Brick retaining wall & pillars			X	Intact
NB: Rendering to front door piers:			X	Plaster 'blown' and paint peeling
External Rear:-				
Small concreted yard			X	'Weedy'.
Timber gate fitted, painted grey			X	
2 Metal bolts fitted		X		

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DISCLAIMER:

ATD (Newcastle) Limited can provide no guarantee of, or safety of any equipment or contents, merely that such items exist in the property at the time and date this inventory was prepared. None of the gas or electrical items has been checked by ATD as to their working order.

SMOKE DETECTORS: It is the responsibility of the tenant to inspect these at regular intervals to ensure that these are maintained in full working order.

END OF TENANCY CHECK OUT: It is important that at the end of the tenancy all items be returned to their original locations as shown on this inventory as failure to do this can result in additional costs being incurred as it is not the responsibility of the Check Out clerk to search for items which could also inadvertently be listed as missing.

*** PLEASE READ THE TENANTS GUIDANCE NOTES ON PAGE 3
FOR IMPORTANT INFORMATION AND ADVICE ***

Signed by Tenant(s):

OR:

**Signed for Myself and co tenants:
(In the absence of co tenants)**

Tenant(s) full name(s) in CAPITALS:

**Signed by Agent for and on behalf
of Landlord / Landlord:**

Dated: