

Hawkeye


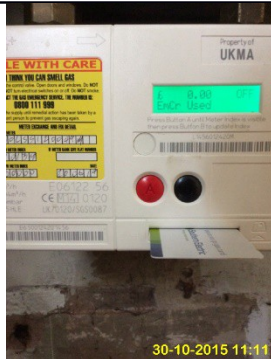
Property Inventory Services



Sample Street, Any Town.

PROPERTY CONDITION REPORT

Property	Template property
Date of Inspection	30 October 2015
Inspected by	Graham Adams

Meter Readings		
Electricity		
	-£1.42 (Em. Credit Available)	
Gas		
	£0.00 (No Gas / Em. Credit Available)	
Water		
No Meter		

Outside Front	Comments	Comments
Garage		
External Surfaces		Weeds to gravel and edges of

Concrete. Shrub Bed		Concrete
Boundaries Concrete Block wall. Wooden Gate		Weeds growing from base of wall. Gate weathered
External Features		

Outside Rear	Comments	Comments
External Surfaces Concrete to yard. Lawn		Tidy, but with weeds to edges. Concrete green below Bathroom window. Lawn well kept. Weeds to edges.
Boundaries Wooden Fences to both sides.		Good condition

External Features Shed.		Good condition, although weathered to outer. Filled with boxes.
Additional Outbuilding to rear. Wheelie bins		Outbuilding padlocked. Area in front of this is overgrown Not filled correctly

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Lounge	Comments	Comments
Door Glazed UPVC Door with Locking Handles and Letterbox with inner flap		Good condition
Floor Medium Wood Laminate		Fair condition, with light marks
Walls Painted Magnolia below Dado rail with patterned wallpaper above		Fair condition, with marks by Front Door
Ceiling White Artex		Good condition
Woodwork		
Lighting and sockets Single pendant with shade		Cobwebs
Window White UPVC frame with one opener.		Sill scratched.
Window Dressing White Venetian blind. Black Curtain Pole with Black patterned		Blind and curtains missing. White Net Curtain to window.

Curains		
Switches		Good condition
Plastic Switches and Sockets		
Skirting		
Heating		Not tested. No Gas
Wall mounted Gas Fire.		
Items, fixtures and fittings		Good condition
Wall Cupboard		
Additional		Green Sofa in worn condition
Doormat		

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Dining Room	Comments	Comments
Door White door with metal handles and white frame		Good condition
Floor Wooden Laminate		Good condition
Walls Paper painted Magnolia.		Fair condition. Patchy by Stair Door
Ceiling White Artex		Good condition
Woodwork		
Lighting and sockets Pendant with Beige shade		Shade missing
Fireplace		
Window White UPVC frame with one opener		Good condition
Window Dressing Silver Venetian Blind		Vanes to blind are bent. Silver Curtain Pole
Switches White plastic switches and sockets		Good condition
Skirting Painted white		Good condition
Heating		
Items, fixtures and fittings Cupboard with white door with metal handles and 2 hooks. 2 Shelves.		Cupboard in good condition
Additional Items supplementary to Inventory.		Soda with fabric cover. 4x large speakers. Fridge Freezer to cupboard.

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Kitchen	Comments	Comments
Door 2x wooden door with metal handles and white frames. Glazed UPVC Back Door with locking handles.		Door to Lounge scratched to inner. Handles to Back Door chipped.
Floor Beige Stone patterned vinyl		Good condition
Walls Plaster painted white. Beige tiles.		Good and clean
Ceiling White Artex		Good condition
Woodwork		
Lighting and sockets Bayonet fitting		Good condition.
Worktops Beige Formica.		Good condition. Sealant stained behind sink.
Fridge		
Freezer		
Sink Stainless steel. Single drainer. Chrome mixer taps.		Good condition.
Units White units with metal handles.		Fair condition
Hob Indesit Gas Cooker.		Hob clean. Oven clean. No Grill pan.
Oven		
Extractor Fan		
Dishwasher		
Fixtures and fittings		
Storage		
Window White UPVC frame with one opener. White Sill		Good condition

Window Dressing White net curtain.		Good condition
Switches White plastic switches and sockets.		Good condition.
Skirting Painted white		Good condition
Washing machine		

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Bathroom	Comments	Comments
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Door Wooden door with thumb turn lock and white frame		Good condition
Floor Beige vinyl		Poor condition
Walls Plaster painted white. White tiles		Mildew to window reveal and plaster walls. Tiles in good condition
Ceiling White Artex		Mildew to corner
Woodwork		
Lighting and sockets Single bayonet fitting		Not working
Radiator White radiator		Good condition
Heating		
Toilet Beige WC with white seat		Fair condition. Sticker to cistern
Basin		
Bath Beige plastic bath and panel with chrome taps.		Fair condition. Stickers to panel.
Shower Triton Cara electric Shower		Fair condition. Not tested
Items, fixtures and fittings Mirrored Bathroom Cabinet. White Shower Curtain.		Good condition
Windows White UPVC frame with one opener. Blue patterned roller blind		Window in good condition. Roller blind missing

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Stairs and landing	Comments	Comments
Floor Beige carpet		Poor condition. Worn to walkways. Grubby and stained
Walls Paper painted Magnolia		Fair condition. Some marks
Ceiling Paper painted white		Good condition
Woodwork Painted white.		Chipped at top of stairs.
Lighting and sockets Single pendant		Working
Fixtures and fittings Wooden handrail		Good condition
Windows		

Bedroom 1 (Front)	Comments	Comments
Door White Door with metal handles		Good condition
Floor Wooden Laminate.		Good condition
Walls Plaster painted Magnolia		Fair condition
Ceiling White Artex		Good condition
Woodwork Painted white		Good condition
Lighting and sockets Single pendant		No bulb
Radiator White radiator		Good condition
Wardrobe Light wood wardrobe with 3 drawers.		Good condition
Fixtures and fittings		
Windows White UPVC frame with one opener. Brass Curtain Pole with Purple lined Curtains.		White Net Curtain fitted. Curtain Hook loose to wall
Additional Supplementary to Inventory		Double Mattress with Sheet.

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Bedroom 2 (Rear)	Comments	Comments
Door White Door with metal handles		Good condition
Floor Wooden Laminate		Good condition
Walls Paper painted Magnolia		Light marks. Many nails to front wall and around window
Ceiling Paper painted white		Good condition. (Cobwebs above wardrobe)
Woodwork Painted white		Good condition
Lighting and sockets Single pendant		Working
Radiator White radiator.		Good condition
Wardrobe		
Fixtures and fittings Cupboard with White door. Glow Worm Boiler b		Good condition
Windows White UPVC frame with one opener. Animal print Roller Blind		Good condition
Additional Supplementary to Inventory		Wardrobe Shelves to Cupboard

Property Summary and Utility Services	Comments	Comments
Description of property The property is in a generally good condition, and compares reasonably to the ingoing Inventory. There are items of furniture additional to the ingoing Inventory		
Time and weather conditions		

Safety checks	Comments	Comments
Smoke alarms location and tested Dining Room Landing		Working Working
CO detector location and tested		

PROPERTY MANAGER _____ **DATE** _____
TENANT _____ **DATE** _____
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