

**INVENTORY AND SCHEDULE OF CONDITION FOR THE PROPERTY AT:
Buston Terrace, Jesmond,
Newcastle upon Tyne, Tyne and Wear.**

Location : Item : Description	1	2	3	4	Additional Schedule of Condition Comments
Front garden area laid to lawn with very overgrown shrub.				X	Very Littered
Original push button front door bell set on door frame			X		Working order
Original 5 moulded panel wooden front door. Painted red gloss				X	Numerous marks and scuffs
UNION and CHUBB locks fitted			X		No model details. Working order
Black metal door knocker fitted				X	Very chipped but working
Original brass door knob handle			X		Very tarnished
Black metallic numbers 7 and 2			X		Fitted with 2 screws in each number
Inside of door painted white			X		Uneven woodwork. Filled hole by lock
Lobby:					
Walls: magnolia emulsion on anaglypta paper		X			2 x 4" black line scuffs to right wall
Ceiling: White emulsion		X			
Woodwork: White gloss			X		Clean. Numerous ¼ - ½ " chips
Floor: Exposed floorboards			X		Various marks and exposed joints commensurate with age
OPTIMA XM security alarm control box			X		Working
'Cat' welcome mat			X		
Original varnished timber door with 9 glass panels			X		Glass intact. Some marks commensurate with age
Brass lever handles			X		Tarnished
Fixed pane over door in original timber frame			X		Glass intact
Inner Hall:					
Walls: red and blue paper 'dado' frieze			X		
Walls: Magnolia anaglypta above frieze		X			Several minor marks and pin holes
Walls: Magnolia emulsioned plaster below frieze			X		Peeling by radiator. Several 1-3" scuffs
Ceiling: White emulsion			X		Long hairline crack to left side
Woodwork: White gloss			X		Several ¼ - 1" marks & scuffs
Flooring: Original floorboards			X		Numerous scuffs & cracks commensurate with age
Original white emulsioned moulded plaster arch and corbals			X		Good for age
4 Panel original pine door to front room			X		Various marks commensurate with age
Pair fitted brass lever handles with door catch			X		Tarnished
Front reception room as Bedroom:					
Walls: Magnolia emulsion on anaglypta paper		X			Save for line border to former picture frame
Ceiling: White emulsion		X			Long hairline crack on right side
Woodwork: White gloss		X			Save for several very small chips
Flooring. Red carpet with dark spots	X				

1. **'NEW' or 'AS NEW' Condition**
2. **'GOOD' Condition with no obvious defects, scratches or marks save as may be mentioned in Schedule of Condition.**
3. **'AVERAGE' Condition being subject to apparent wear and tear in excess of above**
4. **'WORN' Condition being tired, noticeably worn and suffering considerable wear and tear**

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Mahogany type fireplace surround with marble type inset and hearth		X		Open to wall where no fire fitted
Original splay bay window with 3 top opening frames			X	Clean. Glass intact
10 wood corner shelves on fitted brackets			X	Glazing intact but paint splashed
4'6 divan base with matching mattress	X			
Light wood 4 drawer chest of drawers	X			Wooden knob handle to each drawer
Matching 3 drawer desk	X			
Matching 2 door wardrobe. Shelf and rail	X			Matching knob to each door
Matching 3 drawer bedside locker	X			
White plastic and metal fold up chair	X			
3 x sill length net curtains			X	Plain, no pattern. White
Pair of red self pattern lined curtains on track			X	Clean
Centre light with cream self pattern shade			X	
Living Room:				
Walls: Yellow emulsion on anaglypta paper		X		
Ceiling: White emulsion		X		
Woodwork: White gloss			X	Several small chips
Flooring: Original wood floorboards			X	Various marks and joints showing but commensurate with age
2 Fixed pane windows with top opening frames			X	Clean woodwork. Glass intact
Pair of burgundy colour lined velvet type curtains on track			X	Clean
Black leather effect 3 seater sofa with 2 seat and 2 back cushions	X			
Matching 2 seater sofa	X			
130 x 80cm Light oak effect dining table	X			
4 Red leather effect high back dining chairs with light oak legs	X			
Coffee table 106 x 61cm	X			To match dining table
Double panel radiator		X		
Original pine door to kitchen with 9 inset glass panes in upper half.			X	Glass intact. Various marks commensurate with age. Filled hole on right
IKEA 'Vinde' rug	X			
Centre light with cream shade			X	
Kitchen;				
Walls: Magnolia emulsion		X		3 x ¼ - ½ " black marks on right wall
Ceiling: White emulsion		X		
Woodwork: White gloss			X	Numerous ½ - 3" marks and scuffs
Flooring: Grey tile pattern sheet vinyl			X	Washed but aged and marked
Range of 'light oak' fronted wall and floor cupboards comprising: 1000mm 2 door base, 1000mm 2 door base with sink over, 500mm 3 drawer base, 2 x 600mm 1 door base. 100mm 2 door wall cupboard with 6 shelves, 500mm single lattice window wall cupboard 6 panes.			X	Washed down but still marked. Clean inside. All cupboards with chrome knob door handles

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Blue formica type work surfaces above all base cupboards and over washing machine			X	Bit scuffed. Edging strips missing in 3 places
Stainless steel sink and drainer			X	Clean but scratched from use
Chrome mixer tap			X	Marked from use but clean
2 Courses grey/white ceramic tiles above work tops			X	Grouting very marked in places
SERVIS 140cm fridge with 2 wire shelves & 1 glass shelf			X	Clean. No model info
TESCO Stainless steel microwave. Model MTG06	X			
Extractor hood fitted in wall cupboard			X	Very aged and greasy. No make or model
ZANUSSI Stainless steel slide in gas cooker			X	Model No SVR 20067. Oven clean. Hob cleaned but grease ground in
SERVIS 4 Compartment freezer			X	Clean. Serial number 10076547
HOTPOINT 'Ultima Power Stream' washer		X		1600 spin. Model Ref: HP 124/986
PRESTIGE Stainless steel kettle	X			Model P9076
VAILLANT Wall mounted combination gas boiler			X	No model reference
DANFOSS Wall mounted timer			X	TYPE DF542-90087
2 x TESCO 26 Piece cutlery sets	X			Boxed. Type 33/980
ELECTROLUX Cyclone power vacuum	X			1400 / No model details
TESCO set, 2 saucepans & 1 frying pan	X			Boxed
IKEA White oven dish	X			
Set of 3 melamine mixing bowls	X			
2 Oven trays	X			
TESCO 5 Piece knife block	X			Black and stainless steel in light wood block
2 x TESCO Chopping boards	X			
RUSSELL HOBBS 2200 Steamglide iron	X			Model 12765
TESCO 20cm saucepan	X			
PRESTIGE Stainless steel 2 slice toaster	X			
Cream plastic dustpan and brush	X			
8 x TESCO wine glasses	X			
8 x TESCO Tumblers	X			
IKEA 'Armada' Oven dish set	X			
SYNTES IKEA blue set of crockery in box	X			
Blue plastic flap top bin	X			
TESCO mop bucket and mop	X			
Metal ironing board	X			
Walk in store cupboard			X	
Staircase to First Floor:				
Walls: Cream emulsion with red & blue frieze		X		3" mark by window, 2" scuff by bathroom
Woodwork: White gloss		X		Few minor marks
Handrail & spindles: Varnished wood			X	Several scuffs and marks
Flooring: Grey stair carpet			X	Slightly marked
Landing:				
Walls: Magnolia emulsion with red/blue frieze		X		

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Ceiling: White emulsion		X		
Woodwork: White gloss			X	Washed down but uneven
Flooring: Grey carpet			X	Vacuumed but uneven, bubbled in places.
Mains operated smoke detector			X	
Centre light with cream shade			X	
Side window with lace type panel			X	Clean
Unlined green floral curtain on track			X	Clean
Bathroom:				
New 'Armitage Shanks' white suite of:				
Plastic panelled bath with chrome hand grips	X			
Oval wash basin on pedestal	X			
WC pan with push button low flush cistern	X			
Matching individual chrome bath & basin taps	X			
Corner square shower cubicle with:				
Plastic tray	X			
2 Perspex type shower side and door	X			
HEATSTORE 'Aquaplus' shower unit	X			
Chrome hose, runner and white plastic head	X			
All walls tiled to ceiling height. White tiles	X			Silver Dado height tile
Grey slate type ceramic tiled floor	X			
2 windows. Glass intact			X	Frames clean but chipped in places
Panel radiator		X		
Small chrome pedal bin			X	
2 Pull cords		X		Working
Centre light with glass shade		X		Working
Large front bedroom:				
Walls: Magnolia emulsion		X		
Ceiling: White emulsion		X		
Woodwork: White gloss		X		
Flooring: Blue fitted carpet			X	Flattened in areas
¾ size divan bed with mattress	X			
Light wood double wardrobe with chrome handles. Shelf and rail	X			
Matching 3 drawer locker	X			
Matching 4 drawer chest	X			
Matching 3 drawer desk	X			
White plastic and metal leg chair	X			
Centre light with beige shade		X		Working
2 Top opening windows		X		Glass intact
Original 4 panel pine door			X	Crack by handle. Several scuffs & scratches
Small front bedroom:				
Walls: Magnolia emulsion		X		

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Ceiling: White emulsion		X		
Woodwork: White gloss		X		Save for several small scuffs & chips
Flooring: Original floorboards. Varnished & clean			X	
¾ size divan bed with mattress	X			
3 Drawer 'light wood' desk, chrome handles	X			
2 Door matching wardrobe, shelf and rail	X			On landing. 12" scratch on right side
3 Drawer matching bedside locker	X			
4 Drawer matching chest	X			On landing
Top opening window		X		Glass intact
Pair lined floral curtains on track			X	Clean
Panel radiator		X		
Original 4 panel pine door			X	Few scuffs commensurate with age
White plastic chair, metal legs	X			
Rear bedroom:				
Walls: Cream emulsion on anaglypta		X		
Ceiling: White emulsion		X		
Woodwork: White gloss		X		
Flooring: Fitted blue carpet			X	Very flattened
¾ size divan bed with mattress	X			
Light wood 2 door wardrobe, chrome handles	X			Shelf and rail
Matching 4 drawer chest	X			
Matching 3 drawer desk	X			
Matching 3 drawer bedside locker	X			
White plastic chair, metal legs	X			
2 Top opening windows		X		Glass intact
Pair lined blue velvet type curtains			X	Clean
Centre light, no shade			X	Working
Original pine door			X	Cracks and marks commensurate with age
Panel radiator		X		
External yard to rear:				
Concreted surface			X	
White metal up & over door fitted in natural timber frame to brickwork in side wall			X	Door has 5-6 1 to 2" black paint marks to surface
Timber shed covered in 'climber'				X Shed rotting in areas

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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 have been checked by ATD as to their working order.

Unless otherwise stated in the Schedule of Condition column all items were found in clean condition

Columns 1,2,3 & 4 are intended to give a general view as to the overall condition of an item. The Schedule of Condition column is to provide any necessary specific additional comments relating to the item.

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 ON PAGE 2 NOTES FOR ADDITIONAL
INFORMATION AND ADVICE ***

Gas Reading: 01281

Meter Location: Entrance Lobby

Electricity Reading: 18334

Meter Location: Under stair cupboard

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 / ATD Newcastle Limited:
For and on behalf of Landlord**

Dated:

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