

**INVENTORY AND SCHEDULE OF CONDITION FOR THE PROPERTY AT:
Deleval Terrace, Gosforth,
Newcastle upon Tyne, Tyne & Wear
NE2 4RE**

Location : Item : Description	1	2	3	4	Additional Schedule of Condition Comments
Solid timber moulded panel front door fitted on 3 x 4" hinges having oval inset motif glass panel. Door painted red gloss.			X		Various chips and paint splashes to edge, Several 'open' joints
Fitted brass letterbox			X		Tarnished
Fitted brass knob handle			X		Tarnished
ERA 5 bar lever lock			X		Not tested
'Merchant' door lock		X			Not tested
Brass numbers 5 & 6 secured each by two screws			X		Tarnished
Internally fitted lock box and catch			X		
Timber door frame painted white gloss			X		
Fixed inset glazed panel over door		X			Glass intact
Entrance Lobby and Staircase					
Walls: Cream emulsion on plaster		X			Plaster uneven in paces
Ceiling: White emulsion on plaster		X			
Coved moulded plaster cornices, arch and corbels. Arches cream, cornice & corbels white		X			
All woodwork: Painted white gloss			X		Paintwork clean but timber uneven and pitted particularly to skirting boards
Flooring: Beige Berber effect fitted carpet			X		Generally clean but marked from use, particularly by front door
Coir front door mat			X		
Fitted brass 5 bulb chandelier		X			All bulbs working
Light wood shoe rack, free standing		X			
Similar wall mounted hat & coats rack		X			
Telewest broadband box			X		Not tested
White plastic single light switch		X			
Original timber staircase to first floor					
2 Timber newel posts, painted white gloss		X			
Timber handrail secured with 3 brass wall brackets		X			Rail painted white gloss
Plastic ducted cable secured to skirting serving white plastic telephone socket at top of stairs			X		
Landing:					
Timber handrail painted white gloss having 12 fitted matching spindles		X			
Walls: Cream emulsion on plaster		X			Brass picture hook and nail
Ceiling: White emulsion on plaster		X			
All woodwork: Painted white gloss			X		Clean paintwork but pitted timbers
Flooring: Beige Berber type fitted carpet		X			
Built in timber meter cupboard, painted white gloss externally			X		Unpainted interior
Wall mounted HAGER fuse box		X			

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4. **'WORN' Condition. Being tired, noticeably worn and suffering considerable wear and tear**

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2 Small framed floral prints		X		
Double panel radiator. Pipe caps missing			X	
Ceiling mounted smoke detector			X	Not tested
White plastic single light switch		X		
White plastic fused spur switch		X		
Timber framed loft hatch opening and access panel		X		
Brass 5 bulb chandelier as lobby		X		All bulbs working
3 x 6 Panel timber flush doors each hung on 3 x 3" hinges, leading to bedrooms and living room. Each painted white gloss		X		
Each fitted with pair of brass lever handles with lock and catch		X		
Living / Dining Room:				
Walls: Cream emulsion on plaster		X		
Ceiling: White emulsion on plaster		X		
All woodwork including picture rails painted white gloss		X		
Flooring: Mid oak laminate		X		Clean but some paint splashes
270 x 200cm White long pile rug			X	Clean but well trodden
Off white IKEA2 seater sofa with matching cover		X		Clean save for some marks to arms
5 Red cushions		X		
White thick cord armchair on metal swivel legs			X	Marked from use
Grey laminate type TV / DVD unit			X	
Grey metal arm floor lamp with plastic shade		X		Working
Recess into firebreast with 8 ceramic tiles to base		X		
Brushed metal and wood framed free standing electric 'pebble' fire		X		No make or model seen. Not tested
3 x 110cm wall mounted light wood shelves		X		
Wire basket		X		
'Honeywell' electric blow fire		X		Working
2 x Sealed unit white UPVC double glazed two section windows, top opening with handle and lock		X		
2 Pairs of red 260cm drop lined curtains hung from plastic tracks behind facing pelmet		X		
2 Single panel radiators			X	2 Missing pipe caps
105cm Round glass dining table on brushed metal frame and legs		X		
4 Matching cane and metal dining chairs with arms		X		
150 x 35cm Light wood side board with 1 shelf and 2 sliding doors		X		Save for legs on left side 'opening' from base
Glass vase with paper lily and stems		X		

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2 x Faux flowers in red pots		X		
73 x 54cm Paul Evans print 'Evening Sun'				
73 x 54cm A Lupin print ' Phare du Four dans la Tempete'		X		
80 x 60cm Clip frame with Joan Miro print		X		
50 x 40cm Mounted Beech Hut print		X		
Original period cast iron type fireplace surround, painted black with brick inset			X	Good condition for age
2 x Ceiling fitted black metal 3 arm candelabra light fittings		X		1 Bulb out
2 Single white plastic light switches		X		
3 Double & 1 single white plastic power sockets		X		
Ceiling mounted smoke detector			X	Not tested
BINATONE MD750 digital cordless telephone		X		Not tested
4 Weave effect place mats			X	Clean but some stains
5 Assorted colour plastic coasters			X	Clean but marked
Large upright candle			X	Used
Original built in cupboard in fire breast recess. Moulded timber 4 panel door fitted. Painted white gloss. Brass door catch			X	
Kitchen:				
Fitted with range of white fronted timber 'slatted effect' wall and base units having white porcelain and metal knob handles. Comprising:				All units cleaned
300mm 1 Door base unit with 1 shelf		X		Several small marks on door face
1000mm 2 Door base with 1 shelf		X		
500mm 1 Door base with 1 shelf		X		Save some discolouration marks to shelf
500mm 3 Drawer base		X		
600mm Oven housing unit		X		
2 x 500mm Wall cupboards each with 1 door & 2 shelves		X		
1 x 600mm Wall cupboard with 1 door & 2 shelves		X		
1 x 1000mm Wall cupboard with 2 doors & 2 shelves		X		
2 Green 'crackle effect' laminate type work tops fitted. 1 x 2560mm and 1 x 1620mm		X		
Fitted White enamel SOAH W electric oven fitted in housing unit with 2 wire shelves and grill pan		X		Clean but used. Ref; 2800W 3050W. Number 22713 S18 / B / RO1
Fitted White extractor hood		X		No make or model noted. Working condition
White enamel 4 ring inset gas hob with 4 control knobs and ignition button		X		Clean. No make or model. Ignition working
Whirlpool Washing machine		X		Type AWM1404/4 Ref No 8570 247 15390
LEC Upright fridge freezer with 2 freezer compartments, 2 wire shelves and 2 veg boxes		X		No Model details seen

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LG 'Maya' microwave. Grey plastic exterior		X		
Stainless steel inset sink and drainer			X	Marked from use. Plug and chain seen but disconnected
Individual chrome hot and cold taps			X	
Blue coated wire drainer		X		
VOKERA Wall mounted gas combi boiler			X	Not tested
Chrome bread bin		X		
Grey plastic flap top kitchen bin			X	
16 Piece white crockery set		X		4 x Dinner plates, side plates, mugs, bowls
Set of 4 Glass tumblers		X		
Set of 4 Wine glasses		X		
16 Piece stainless steel cutlery set		X		
Blue plastic cutlery tray			X	
Set 3 Saucepans with lids		X		
Frying pan		X		
MORPHY RICHARDS Turbo steam iron		X		
Blue plastic cutlery drainer			X	
White UPVC 2 section sealed unit double glazed window with handle and lock		X		Key in lock
De Longhi Free standing electric convector heater		X		Serial No 33511/S02
Blue and white striped hand towel		X		Clean
Grey plastic laundry basket		X		
IKEA Grey metal kitchen wall clock		X		Battery operated. Working. Ref 464.488.84
Walls: 3 Courses of plain white ceramic tiles above work tops, to 5 course height above hob and to sill		X		
Walls: (where un tiled) Green emulsion on plaster		X		
Ceilings: White emulsion on plaster		X		
All woodwork: White gloss finish		X		Clean paintwork although timber uneven in places
Flooring: Laminate to match living room		X		Some light scuff marks
Chrome & glass 4 spot ceiling mounted light track		X		All bulbs working
1 White plastic double power socket		X		
3 White plastic single power sockets		X		
Combined white plastic cooker and power socket		X		
White plastic fused spur socket		X		
Single white plastic light switch		X		
2 x Timber flush 6 panel doors each hung on 3 x 3" hinges to rear lobby area and to bathroom. Painted white gloss		X		
Each fitted with pair of brass lever handles with lock & catch		X		

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Bathroom:				
White suite comprising:				
170cm enamel bath with tiled side panel		X		Chain and plug attached
Pair of fitted chrome individual hot & cold taps	X			
Pedestal wash hand basin	X			Chain & plug intact
Pair of fitted individual hot and cold taps	X			Matching bath
Close coupled low flush wc suite with chrome push button flush	X			
Fitted white plastic seat and cover		X		
Square corner shower cubicle comprising porcelain tray	X			Seals intact
White PVC framed Perspex side panels and pair matching sliding doors	X			
AQUATRONIC Wall mounted shower unit with fitted hose, runner, shower head and soap dish	X			Not tested
Walls tiled in grey pebble design 20 x 20cm ceramic tiles to 2 course height around bath, 2 walls to top of cubicle height in shower and to sill, bath side panel, end of bath shelf and 4 tile splash back above sink	X			
Mirror fronted wall cabinet over basin		X		
Small chrome pedal bin	X			
Grey plastic dustpan and brush set	X			
Mop with grey plastic bucket		X		
Combined chrome paper holder and toilet brush stand		X		
Clip frame wall mounted print of Lincoln Seligman The Goldfish	X			
Double panel radiator		X		Rusting at base
Chrome towel rail fitted to wall		X		Paint splashed
2 Pull cord switches		X		
Round glass domed ceiling light fitting	X			Working
White UPVC sealed unit double glazed 2 section window with handle and lock	X			
120cm Width white weave effect roller blind on metal wall brackets with metal pull cords	X			Working
Walls: (Where un tiled) Off white emulsion on plaster	X			Save for black handle mark behind door and nail hole above wc
Ceiling: Off white emulsion to match	X			
All woodwork: White gloss	X			Save for 'flaky' paintwork to skirting of bath panel
Flooring: Laminate to match kitchen	X			Several paint splashed areas
Wall mounted chrome faced mechanical extractor		X		No make or model
2 Wall hung painted plaster fishes	X			
Back Staircase:				

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Walls: Cream emulsion on plaster		X		Save for bottom of stairs having areas of mould and scuffs to walls around back door
Staircase:				
Fitted Beige Berber type carpet			X	Badly lined down left of stairs. Very marked by back door
Wall bracketed timber stair rail painted white gloss		X		Securely fitted
Ceiling: White emulsion on plaster		X		
All woodwork: Painted white emulsion finish. Timber uneven and pitted in places			X	Dusty
Rose and pendant ceiling light fitting. No shade			X	Bulb working
White plastic light switch		X		
Metal ironing board with check cover			X	
2 Wire airers		X		
Metal step ladder		X		Although paint splashed
Broom		X		
2 Wall hanging brackets			X	
White UPVC Back door to yard with moulded face, lever handle security lock		X		
Bedroom 1				
Walls: Cream emulsion on plaster		X		2 Picture hooks above bed
Ceiling: Cream emulsion		X		
Original moulded plaster ceiling rose and moulded plaster cornices painted white emulsion		X		
All Woodwork: White gloss finish		X		To include moulded timber picture rails
Ceramic tiled Art Deco design fireplace with matching tiled hearth and mantel. Metallic grate			X	Some chipped tiles on arch and similar and cracked to hearth
156cm Light wood framed bed base with matching head board		X		
140cm Blue and white mattress		X		
Fitted mattress protector	X			
Matching light wood single drawer bedside locker		X		
Matching 6 Drawer chest		X		
Matching 2 Door wardrobe with shelf and hanging rail. Pair metal door handles fitted		X		
Duvet and 2 pillows			X	Stained pillow
IKEA White club chair			X	ID Ref 16955. Clean but some discolouration from use on arms
Brass effect bedside lamp with off white shade fitted		X		Not tested
Built in cupboard with pair matching timber doors each having brass knob handle, matching built in locker doors at top with matching handles. Internally fitted with 3 wood shelves. Cupboard painted white emulsion			X	

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Flooring: beige Berber type fitted carpet		X		
65 x 65cm Cushion with ping patterned cover		X		
White UPVC sealed unit double glazed splay bay window in 6 sections with 2 top side sections opening with handle and lock		X		
Pair of pink floor length lined curtains hung on bayed plastic track behind wooden white painted pelmet		X		
47 x 47cm 'Cubic Heat' print in wooden frame		X		
57 x 57cm Mounted floral print		X		
Assorted used candles			X	
Brass type 5 arm chandelier light fitting		X		1 Bulb out
Glass vase with faux beaded stems		X		
2 White plastic double power sockets		X		
Single white plastic light switch		X		
Single panel radiator		X		
Bedroom 2:				
Walls: Cream emulsion on plaster		X		2" scuff mark on left wall near corner
Ceiling: White emulsion on plaster		X		
All Woodwork: White gloss		X		
Flooring: Beige Berber type fitted carpet		X		
90cm Matching divan base and mattress		X		Save several slight tears on divan base corner
Fitted mattress protector	X			
Varnished 'pine' 3 drawer locker		X		
Wood framed 5 shelf rack		X		
Metal computer desk combination			X	Some surface marks
Metal fold up desk chair		X		
Small black plastic based table lamp		X		Not tested
White UPVC sealed unit double glazed 2 section window with handle and lock		X		
Blue plastic waste bin		X		
Green wooden cube			X	
2 Metal framed floral prints		X		
FILTAIRE 'The Boss' 1600w upright vacuum			X	Not tested
Pair of cream 2300cm drop unlined cotton curtains hung on plastic track with fitted wooden pelmet		X		
Fitted pair of brushed metal hold backs		X		
2 wall hung mixed media pieces in small green wooden frames		X		
1 Pillow		X		
Rose and pendant ceiling light fitting with domed paper shade			X	
Single white plastic light switch		X		
Single panel radiator		X		

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Double power socket		X			
Communal yard area:					
We understand this area is shared with the downstairs flat. It is concreted and has timber double doors and a further timber back gate both of which have locks but are in poor and deteriorating condition.					

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

Gas Meter Reading: 08905(231)

Meter Location: Box cupboard on landing

Electricity Meter Reading: 12980(5)

Meter Location: Box cupboard on landing

Stopcock Location: Under kitchen sink

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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