

English Homes Group

Inventory List & Condition Statement

48 Xxxxx Road, Xxxxx, Kent

1st September 2007

This inventory list and condition statement provides a fair and accurate record of the contents and condition of the property from the time of occupation.

Some redecoration of and improvements to the property were carried out in July 2007 to maintain a high standard of internal décor and repair. The property has been professionally cleaned throughout.

Unless otherwise stated, the condition of all items listed is good and serviceable. Some items may be new; others may have been used at the property prior to your occupation. If you agree with the stated condition, please do not comment in the blank space, only make additional comments if you strongly feel the statement does not accurately represent the named article.

Meter Readings	
Gas	1981
Electricity	57312

Front Garden	Condition
Painted iron gate with latch. Area of concrete behind brick wall. Blue recycle box	

Front Door	Condition
Fully glazed with obscure glass. Glazed window above door. Mul-T-Lock. Door bell. Letterbox	

Lounge	Condition
Brown door mat	
Brown carpet	
White painted woodwork	
White/cream textured papered walls with beige dot pattern	
White painted ceiling with coving, pendant light fitting with clear shade & brown edging	
White painted radiator	
Double glazed aluminium window with 3 top openers	
Net curtain	
Pair lined cream curtains with embossed floral pattern on a white track	
2 glass shelves to fireplace alcove	
Fireplace with modern silver framed unit, stone base and simulated flame lighting	
White TV stand with shelf above	
Sony black TV with scart cable	
Goodmans DVD player	
Switches, sockets, TV and telephone points	
Pine magazine rack	
Wall thermostat	
Birch frame mirror above fireplace	
Oak coffee table	
2 two seater sofas with cream gold pattern	

Staircase/Landing	Condition
Brown carpet	
White woodwork	
White/cream textured wallpaper with brown dot pattern	
White artex ceiling	
Pendant light fitting with glass shade and bulb	
2 smoke detectors	
Doorbell	
Pine handrail	
Switches	

Dining Room	Condition
White 4 panel wood door	
Brown carpet	
White woodwork	
White/cream textured wallpaper with brown dot pattern	
White artex ceiling	
Pendant light fitting with glass shade and bulb	
White painted radiator	
Square wall clock with grey frame	
Fireplace with modern silver framed unit, stone base and simulated flame lighting and remote control	
Switches and sockets	
Birch dining table and 4 chairs	
Pine dresser with 2 cupboards and 2 drawers and shelf unit above with 2 shelves	
Silver metal fruit bowl	
Double glazed double metal doors with key to rear garden. Door mat	
Pair dark green/red/blue floral curtains on white track over garden door	
Wall mounted telephone handset	
4 panel white wood door to understairs cupboard housing electric meter, Light fitting with bulb and switch. 4 shelves. Roughly painted in white. Various pipes on wall. Strip of unsecured vinyl flooring. White Addis broom. Silver Superdrug mop and grey bucket. Morphy Richards bagless 1500W vacuum cleaner with fittings in mauve and silver	

Kitchen	Condition
4 panel white painted door with brown fittings	
Brown/white tiled floor	
White artex ceiling with coving, strip light and heat detector	
Pale gold papered walls with dark gold border	
Yellow gold tiles behind worktop	
Pine 3 shelf unit with cup hooks	
Fire blanket	
Vaillant wall mounted combination boiler and Honeywell timer	
Cream worktops with fleck effect with 4 cupboards below, 1 corner cupboard below with 2 drawers and 2 doors. Above worktops are 2	

cupboards with shelf below and 2 further cupboards on opposite side	
Aluminium double glazed window with top opener	
Floral yellow window blind with pulley	
Bin lid fixing on wall	
Whirlpool Class A white larder fridge	
White fridgemaster freezer	
Royale 600 4 burner cooker with glass lid	
Hotpoint 'First edition' washer drier 1100 WD51 in white	
LG Intellrowave 800W microwave in silver	
Russell Hobbs silver cordless kettle	
Stainless steel 1 ½ bowl sink with mixer tap and white plastic strainer	
Silver sink drainer	
Blue dish brush	
Cutlery set – 10 of knives, forks, desert spoons & tea spoons	
Crockery set in white, 6 dinner plates, bowls & side plates	
Set of mugs x 4 check & 2 black & white coffee mugs	
Tea pot	
Tea cosy	
Drinking glasses x 12	
Wine glasses x 6	
Baking tray – non stick	
Deep roasting pan – non stick	
Casserole dish with lid	
Colander – clear	
Tin opener	
Cork screw	
3 x saucepans in black – 2 x lids	
Frying pans x 2, small & medium size	
Kitchen utensils – black cooking spoon, draining spoon & spatula	
Potato peeler	
Potato masher	
Tea towels – blue check	
Oven gloves	
Chopping board in beech	
Kitchen knives x 4 in a wood block	
Hot plate stands - cork heat mats x 3	
Wooden spoon & spatula	
Measuring jug – 2 litres	
Storage jars x 3 with air tight seal	
Washing up bowl – cream colour	
Grater	
Cutlery organiser tray	
Kitchen bin 48 litre with flip top in cream	
Dustpan & brush in cream	
Breville 1800W Easy Glide Steam Iron	
Kitchen scissors	
Two white oven dishes, oval & rectangular	

Bathroom	Condition
Blue tiled floor	

Fully tiled walls with blue pattern border	
White artex ceiling	
Bathroom light with pull cord	
Humidistat fan	
White metal double glazed window with obscure glass and top opener	
Dark blue roller blind with pulley	
White towel radiator	
White suite comprising panel bath with hot and cold taps and thermostatic shower mixer valve over, riser rail with silver hose and spray, pedestal basin and WC with white plastic seat. Glass shelf, mirrored 2 door vanity cabinet, folding shower screen	
Silver toilet brush	
Silver wall mounted toilet roll holder	
White 3 panel painted door with obscure glass top panel and bathroom sign, silver door furniture and inside bolt	
Beige pedestal and bath mats	

Bedroom 1 (front)	Condition
White painted 4 panel door	
Blue carpet	
White painted woodwork	
White/cream wallpapered walls with blue floral pattern	
White painted artex ceiling	
Pendant light fitting with cream shade	
Double glazed window with top opener	
Pair of lined cream curtains with floral pattern	
Net curtains	
4 panel wood door to plywood lined storage cupboard with hanging rail and steps to loft hatch	
White painted radiator	
Pine double bed, Milan mattress and protector	
Wall mounted telephone handset	
Switches and sockets	
Pine chest of 3 drawers	
White 3 shelf unit	
Wardrobe with pine frame and perspex sides/back with shelf, hanging rail and cotton drape to front	
Beech folding chair	
Transparent bin	
White desk lamp	
Birch workstation with shelving above	

Bedroom 2 (rear)	Condition
White 4 panel door with black handle	
Terracotta/rust coloured carpet	
Yellow wallpapered walls with rust dot pattern and orange border	
White artex ceiling and coving	
Pendant light fitting and yellow flute shade	
White woodwork	
Switches and sockets	
White radiator	
Sealed 4 panel white door with brass furniture	

Double glazed window with top opener	
Net curtain	
Pair of orange check curtains	
Pine double bed with Milan mattress and protector	
Pine chest of 5 drawers	
Pine dressing table with 6 drawers	
Transparent bin	
4 panel white door to: Study area with	
Rust carpet	
White artex ceiling	
White woodwork	
Pendant light fitting with rust shade	
Orange floral patterned wallpaper	
Switches and sockets	
White radiator	
Double glazed window with top opener	
Net curtains and pair of red curtains with swirl pattern	
Wall mounted full length mirror	
Wardrobe with pine frame & perspex sides/back with shelf, hanging rail & cotton drape to front	
Birch workstation with shelving above	
Folding study chair	
White desk lamp	
3 shelf bookcase	
Pine shelf	

Declaration

We the undersigned declare that the list accurately reflects the contents and condition of the property. The house has been presented in a professionally clean condition. The site of the Central Heating and Hot Water controls have been identified together with the gas supply tap & meter, electrical consumer unit and water stopcock. We understand that the electricity supply must be used in accordance with the Plugs & Sockets (Safety) Regulations 1994.

Signed.....Print name.....Date.....

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