

Check-In Report Schedule of Condition

'Porters Cottage',
Sudbury,
Nr. Cheltenham,
Gloucestershire,
GL22 - 4BY

Prepared By DMR Inventory Services On: 12.12.09

Our Reference: B&G 767/09

On Behalf of: Badger & Gatward Developments

Utilities

Water:	N/A	Telephone: Not Connected
Electric (Normal):	26565.00	Alarm Code: 1435 (Newly Serviced)
Gas:	2908.1	

Record Of Keys

2 X Rimlock = Front Door
2 X 5 Lever = Front Door
2 X Small Rimlock = Post Box
1 X Small Silver Metal = Workshop Padlock

General Condition

The property was found in a cleaned & tidy condition.
The downstairs areas have been cleaned to a slightly *lower* standard than upstairs - (refer to the inventory schedule for full details).

Further Cleaning Required

Kitchen units: light clean required to faces of some units. (inventory details refer).

Decorative Condition

Ceilings: Sound. Newly painted in kitchen & lounge
Walls: Sound. Light scuffs & marks in places (inventory details refer).
Doors & frames: Sound. Aged & light marks in places (inventory details refer).
Skirtings: Sound. Marked & lightly dusty in places (inventory details refer).

Curtains And Blinds

Sound & serviceable. Aged & lightly dusty in places.

Windows

Inside panes lightly smeary. Outside panes cleaned

Carpets

Wear marked, age marked & lightly marked in places. (inventory details refer).

Hard Floors

Aged, wear marked & scuffed in places. (inventory details refer).

Furniture

N/A

Appliances

In kitchen, generally clean but, in aga range, grills heavily burnt-on-grease;
extractor hood grills: greasy.

Sanitary Wear

Clean

Smoke Alarms

Working

Gardens

A resident gardener attends = all areas: trimmed, tidy and in a seasonal condition -
(inventory details refer).

Items Not Fire Labelled

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Other Comments

The security alarm system has been newly serviced.
In the downstairs cloakroom: a shower unit has been newly installed.
In the workshop: 2 x mowers are awaiting removal.
In the dining room – off of the kitchen: the gas fire is newly installed.
In the family bathroom: the toilet roll holder is *very* loose = attention required.