

# Commercial Property



**ABC COMMERCIAL  
PROPERTY MANAGEMENT**

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Property inspected by PI UK Report Samples

## Address

Commercial Small  
Warehouse  
Industrial Estate  
Anywhere  
PO1 1AB



## Carried Out

**May  
14th 2021**

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1. MANUALS / CERTIFICATES		
Ref	Name	Description
1.1	Lease Type	Self Repairing
1.2	Smoke Alarm Panel Testing Schedule	Date of test: Result:
1.3	Electrical Safety Certificate (EICR)	Serial no: Date of assessment: Overall Condition Summary / Rating Code:
1.4	Oil Tank Safety Certificate	Serial no: Date of assessment:
1.5	Energy Performance Certificate	RRN: Date of assessment: Energy efficiency rating:
1.6	Legionella Risk Assessment	Date of assessment: Rating:
1.7	Building Insurance Certificate	Start Date: Renewal Date:
1.8	List Appliance Manuals Supplied	
1.9	List Heating Manuals Supplied	

2. HEALTH & SAFETY   ALARMS   FIRE ALARMS			
Ref	Unit/System	Location	Test Result
2.1	Integrated Smoke Alarm(s)	Reception Storage / Warehouse Area Top Office	Not tested. Please refer to panel testing schedule and latest test result
2.1.1	- Alarm System Grade		
2.1.2	- Alarm System Category		
2.2	Carbon Monoxide Alarm(s)	Reception	Alarm tested for power only. Audible alarm noted
2.3	Fire Extinguisher(s)	Brackets / signage only as noted in report	No units present - landlord advises these will be installed prior to start of tenancy

3. METER READINGS			
Ref	Name	Description	Condition
3.1	Electric Meter	Location: Stairs Serial No: K96C10733	102239
3.2	Oil Meter	Location: Storage / Warehouse areas - Watchman unit Serial No:	Flashing - flashing reading indicating no oil to tank
3.3	Water Meter	Location: Not seen / located Serial No:	Refer to landlord / managing agent
3.4	Gas Meter	Location: None present at property Serial No:	



Ref # 3.1



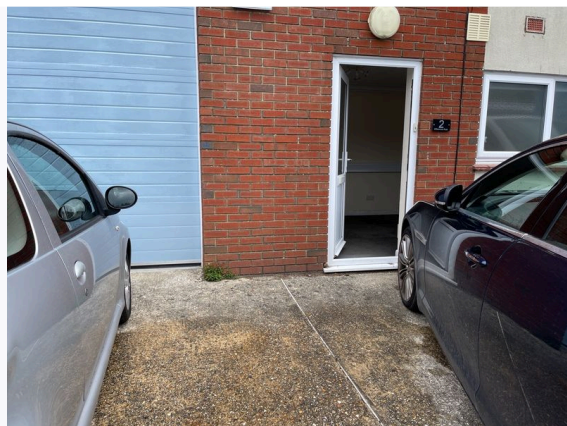
Ref # 3.2

4. KEYS		
Ref	Name	Description
4.1	Keys	To be provided by landlord on first day of tenancy

5. EXTERIOR FRONT



Ref #5

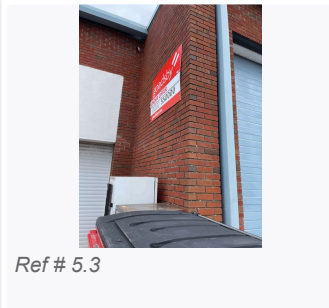
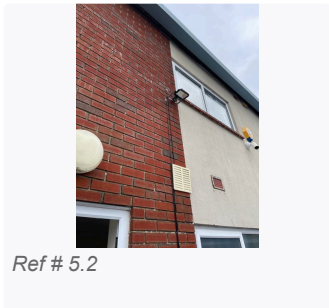
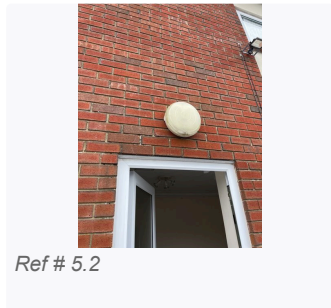
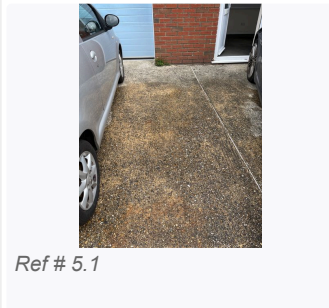
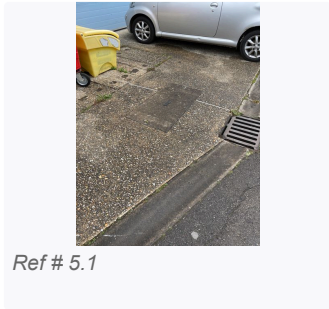
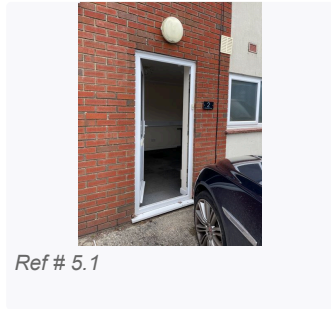
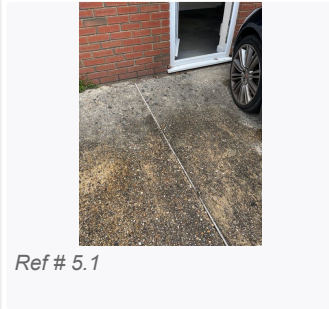


Ref #5

Ref	Name	Description	Condition
5.1	Parking	2 x space to front of building Concrete flooring	Weathered / grubby No defining lines

**5. EXTERIOR FRONT (CONT.)**
















5.2	Outside Lighting	Circular wall mounted Emergency lighting bulkhead Alarm unit Wall mounted white security camera	Not tested Not tested Not tested Not tested
5.3	External Accessories	Black wall mounded property plate Large red industrial bin	



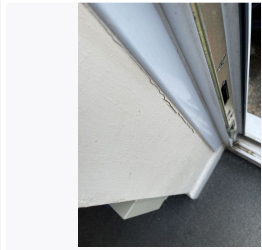
**6. RECEPTION**



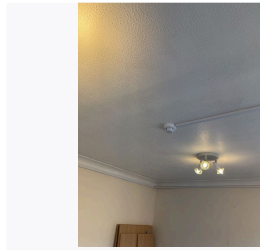
6. RECEPTION (CONT.)			
Ref	Name	Description	Condition
6.1	Safety / Security	LPCB Fire alarm panel Wall mounted sensor Red emergency call point Red alarm sounder Carbon monoxide alarm  Emergency exit sign 2 x wall mounted brackets	Not tested Not tested Not tested Not tested Not tested
6.2	Pest Control	Pest control trap (1)	
6.3	Door	White UPVC Sensor plate	Minor damage to plate and handle; light marks and wear Not tested
6.4	Door Frame	White UPVC	Marks to lower aspects Cracking to frame surround
6.5	Ceiling	White, textured coving to match Integrated smoke alarm with conduit	Whole with cabling to right as you enter Removal holes to emergency lighting bulkhead surround
6.6	Lighting	2 x matching circular plates; 3 x spotlights, bulbs, circular feature surround Emergency lighting bulkhead	Working Not tested
6.7	Walls	Painted Magnolia Conduit	Peeling paint to entrance Multiple removal holes mainly to entrance Scuffs to lower aspects
6.8	Skirting	Painted white	Minor marks and defects
6.9	Window(s) / Sill	White UPVC; lever handle, lock Brown tiled sill Screws Cloth Keys Cleaning items	Minor marks and defects to frame and sill
6.10	Blinds	White metal; pull cord	Not extended  Minor marks and defects
6.11	Switch	White plastic; double light switch Metal single fused switch	Working Not tested  Minor marks and defects
6.12	Sockets	White plastic 3 x double sockets 1 blanking plate 3 x telephone points 3 x RJ45 network/data points	Not tested Not tested Not tested Not tested  Minor marks and defects; grubby
6.13	Heating	None present	

6. RECEPTION (CONT.)			
6.14	Flooring	Grey/black carpet tiles	Visibly worn Light marks / staining and discolouration throughout
6.15	Furniture	2 x office tables	Dismantled
			
	Ref # 6.1	Ref # 6.1	Ref # 6.1
			
	Ref # 6.1	Ref # 6.1	Ref # 6.1
			
	Ref # 6.1	Ref # 6.1	Ref # 6.1
			
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	Ref # 6.3	Ref # 6.4	Ref # 6.4

6. RECEPTION (CONT.)



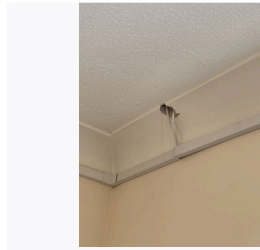
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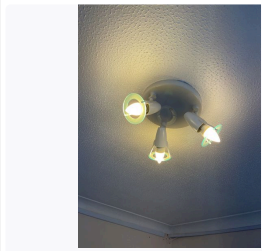
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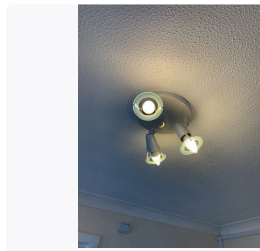
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Ref # 6.5



Ref # 6.6



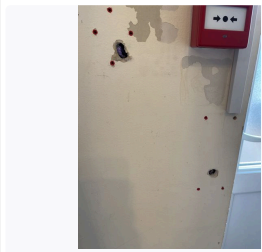
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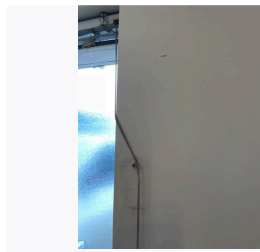
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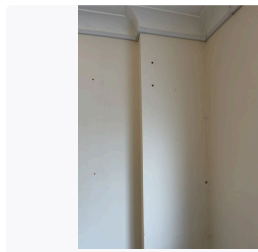
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Ref # 6.7



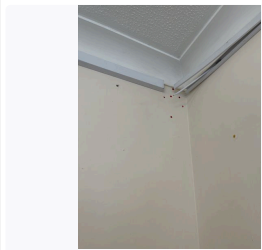
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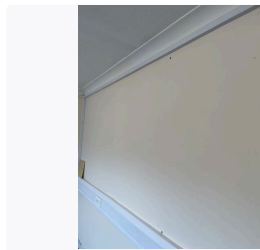
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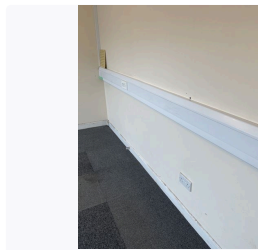
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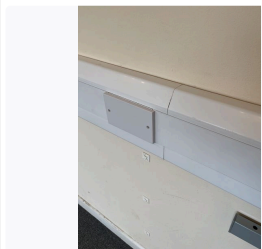
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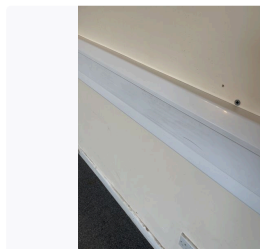
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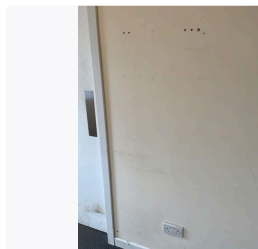
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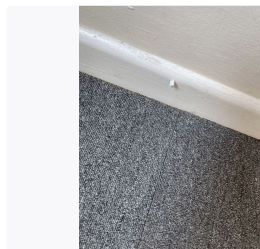
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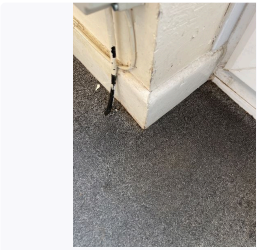
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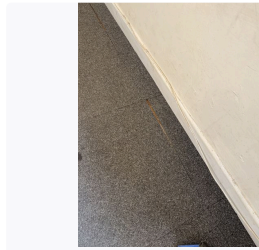
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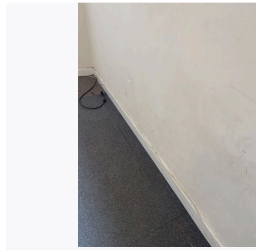
6. RECEPTION (CONT.)



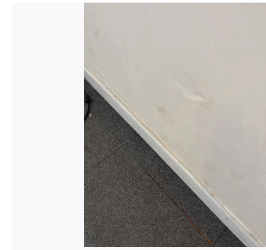
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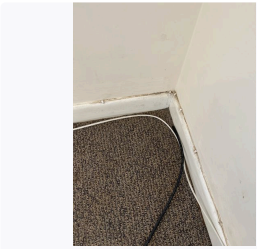
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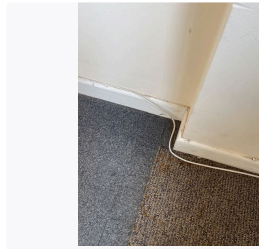
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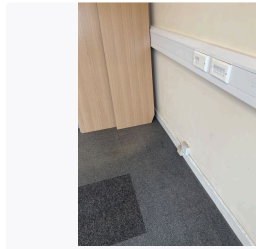
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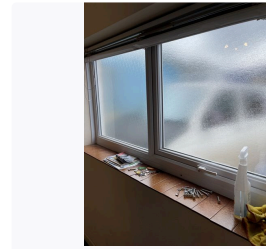
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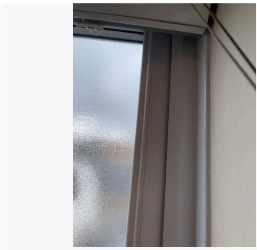
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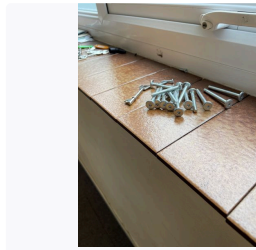
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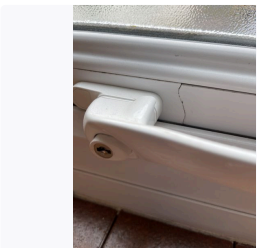
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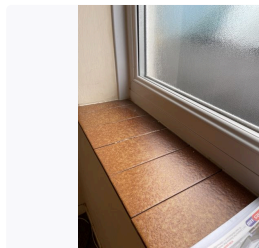
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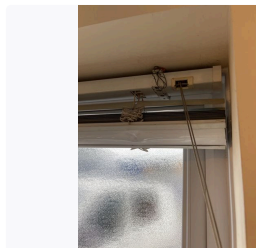
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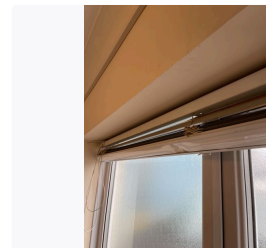
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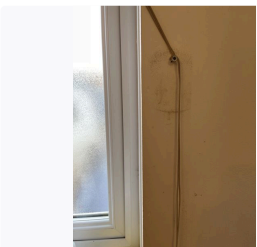
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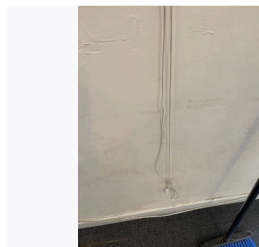
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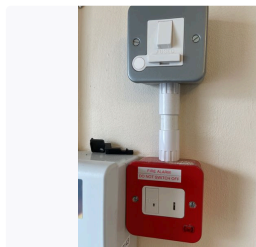
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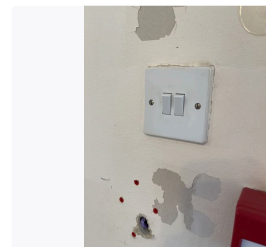
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Ref # 6.10



Ref # 6.11



Ref # 6.11

6. RECEPTION (CONT.)



Ref # 6.12



Ref # 6.12



Ref # 6.12



Ref # 6.12



Ref # 6.12



Ref # 6.12



Ref # 6.12



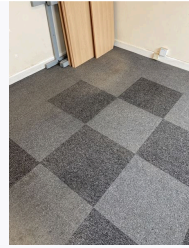
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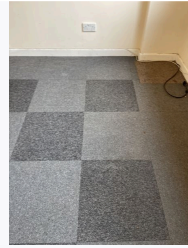
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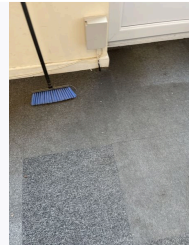
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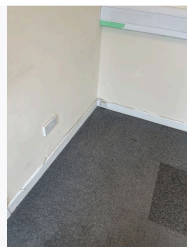
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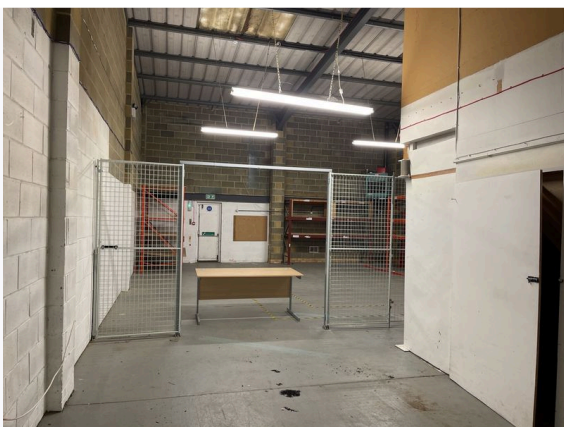


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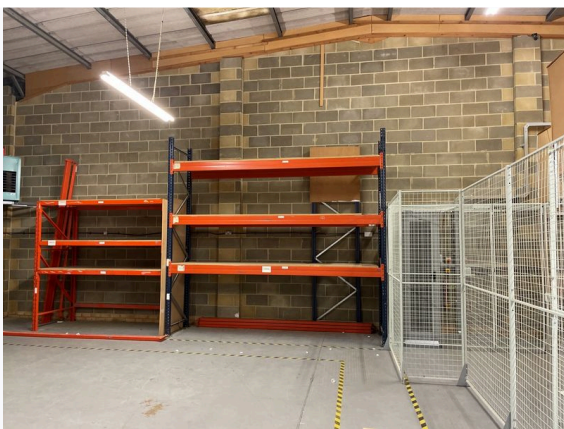
7. STORAGE / WAREHOUSE AREA



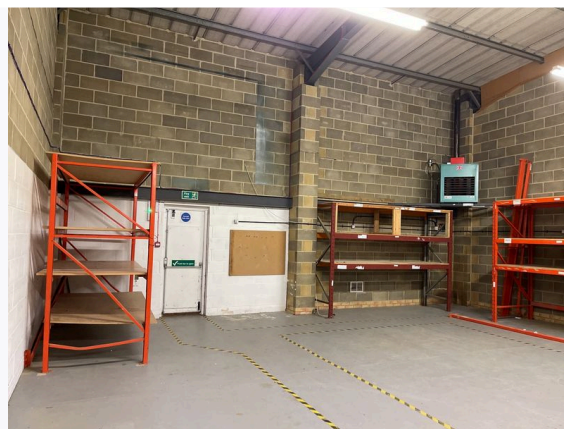
Ref #7



Ref #7



Ref #7

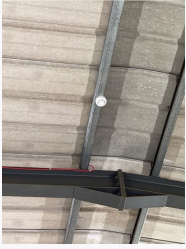


Ref #7

Ref	Name	Description	Condition
7.1	Safety / Security	4 x smoke integrated smoke detectors Red emergency call point 2 x Red alarm sounder 5 x wall mounted sensors  Wall mounted brackets and signs for extinguishers only	Not tested Not tested Not tested Not tested
7.2	Warehouse Door	External: Blue metal; handles, Yale lock Internal: bare metal; pull chain; slide bolts	Minor marks and defects; grubby Minor marks and defects; grubby
7.3	Door to Stairs	Painted white; lever handles, lock, no key	Marks and defects; grubby

7. STORAGE / WAREHOUSE AREA (CONT.)			
7.4	Door Frame	Painted white	Chipped to edges around receiver Minor marks and defects; grubby
7.5	Ceiling	Galvanised steel frame Interlocking panels Inset perspex light panels	Perspex grubby
7.6	Lighting	Emergency lighting bulkhead 4 x Linear high bay suspended lights	Not tested Working
7.7	Walls	Breeze block; partially painted white Grey metal security gates with door; bolted to floor Armoured cabling	Marks mainly to lower aspects not extensive Marks and removal holes mainly to main door Minor marks and defects
7.8	Under Stair Storage	Painted white door Internal: breeze block; concrete floor Paint pots Liquid containers Wiring reel Blue unit with wiring	Marked to door Bottom hinge is very loose Minor marks and defects
7.9	Switches	White plastic; fused	Not tested Grubby
7.10	Sockets	White plastic 2 x double sockets 1 x RJ45 network/data point 1 x metal single socket 1 x metal double socket  Noted where seen	Not tested Not tested Not tested Not tested
7.11	Flooring	Concrete; painted grey	Black/yellow edgings strips Visible worn and marked - not excessive Some indents / damage to joins at entrance to main warehouse Oil stains to kitchen approach
7.12	Air Conditioning	Powmatic model; mounted to brackets; associated cabling Green combat engineering unit	Not tested Not tested
7.13	Rear Security Door	White; surface mounted bolts; pull bar Emergency signs Sensors	Minor marks and defects; grubby
7.14	Racking	Orange metal racking; wood boards. Fixed to floor	Minor marks and defects Stickers to front edges Large single steel to floor
7.15	Furniture	1 x late wood effects office table; metal frame. media access Grey double seats	Minor marks and defects Grubby / stained to fabric

7. STORAGE / WAREHOUSE AREA (CONT.)



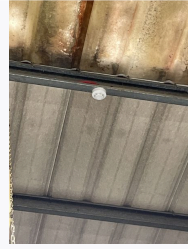
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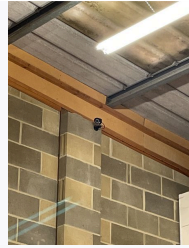
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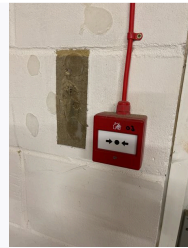
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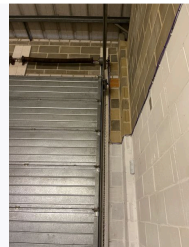
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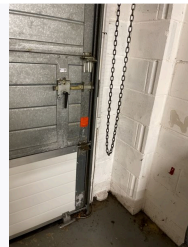
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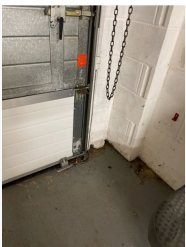
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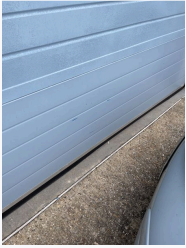


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7. STORAGE / WAREHOUSE AREA (CONT.)



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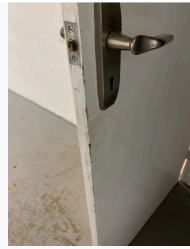
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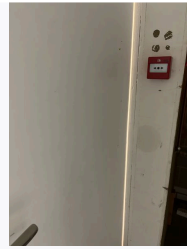
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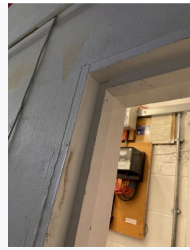
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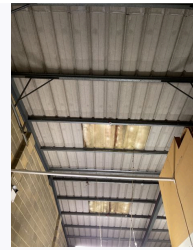
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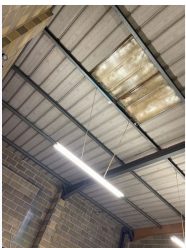
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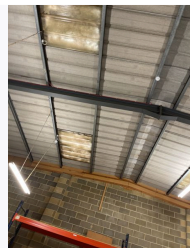
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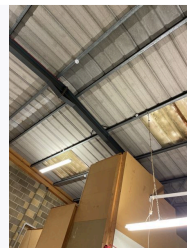
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Ref # 7.5



Ref # 7.5



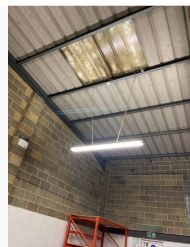
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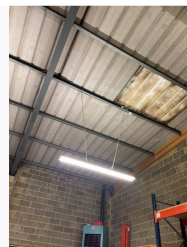
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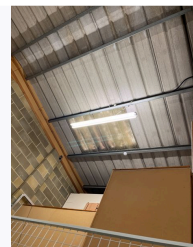
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Ref # 7.6

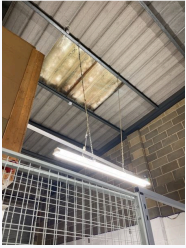


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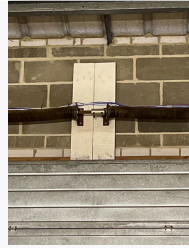


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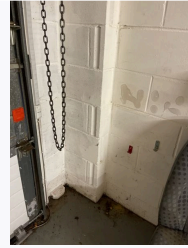
7. STORAGE / WAREHOUSE AREA (CONT.)



Ref # 7.6



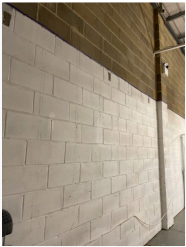
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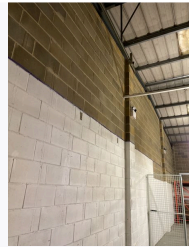
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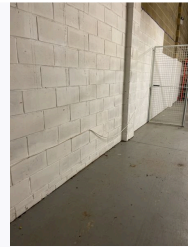
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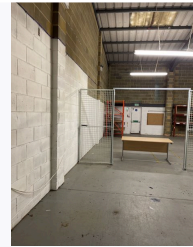
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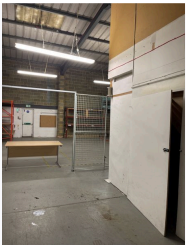
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Ref # 7.7



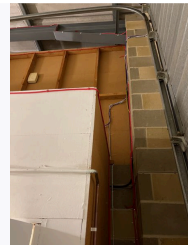
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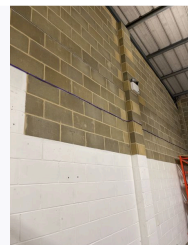
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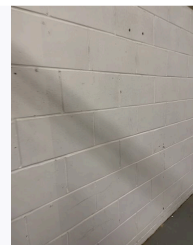
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Ref # 7.7

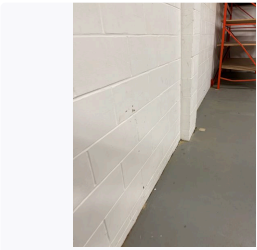


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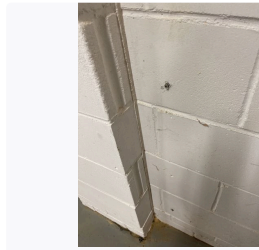


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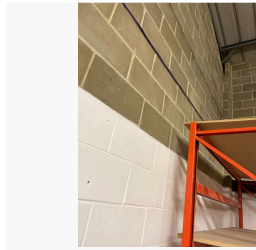
7. STORAGE / WAREHOUSE AREA (CONT.)



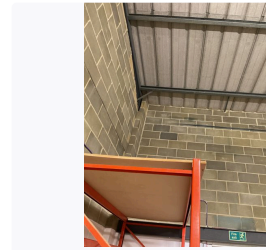
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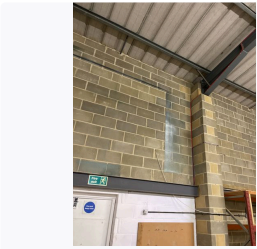
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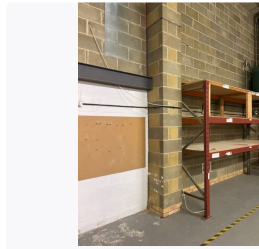
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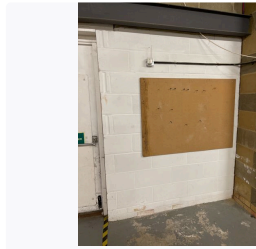
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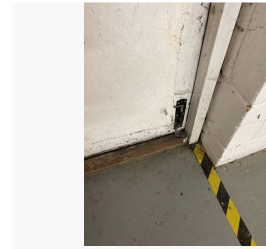
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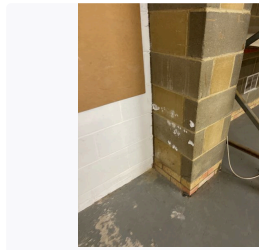
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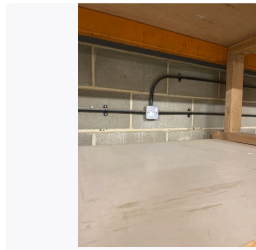
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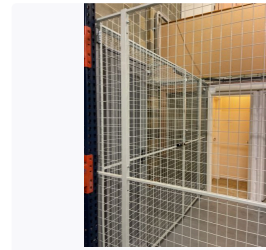
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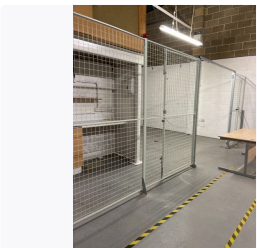
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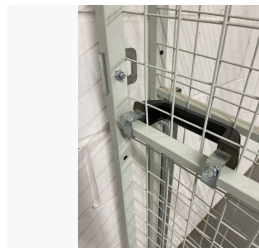
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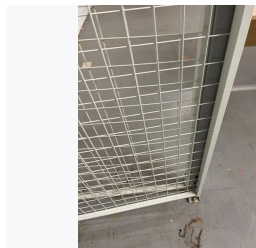
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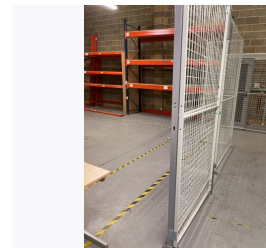
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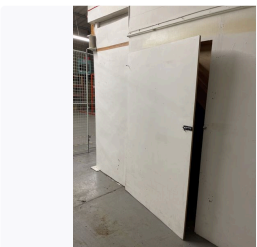
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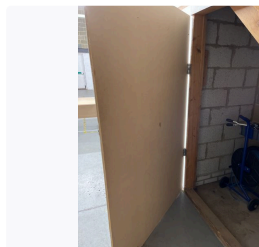
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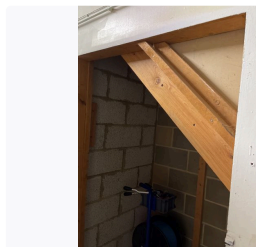
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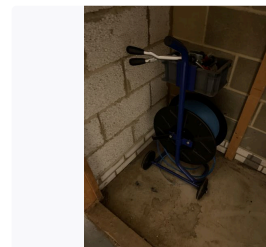
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Ref # 7.8



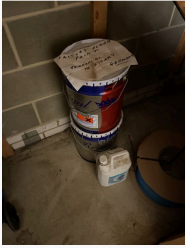
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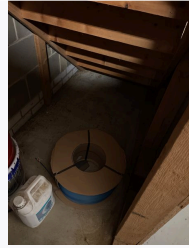
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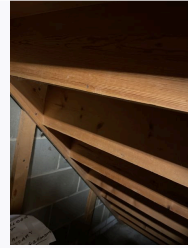
7. STORAGE / WAREHOUSE AREA (CONT.)



Ref # 7.8



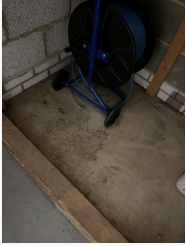
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Ref # 7.8



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Ref # 7.8



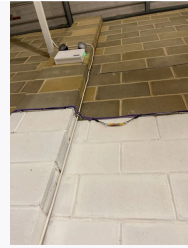
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Ref # 7.10



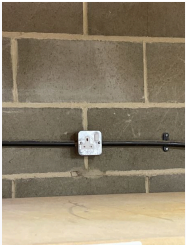
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Ref # 7.10



Ref # 7.10



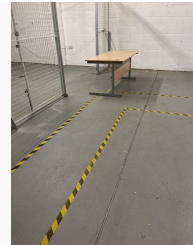
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Ref # 7.10



Ref # 7.10



Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11

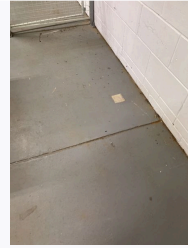
7. STORAGE / WAREHOUSE AREA (CONT.)



Ref # 7.11



Ref # 7.11



Ref # 7.11



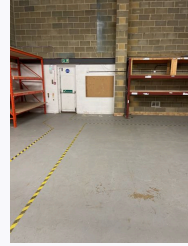
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Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.12



Ref # 7.12



Ref # 7.12



Ref # 7.12



Ref # 7.12



Ref # 7.12



Ref # 7.12



Ref # 7.13



Ref # 7.13

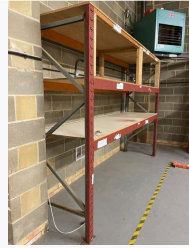


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7. STORAGE / WAREHOUSE AREA (CONT.)



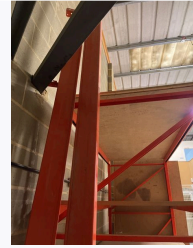
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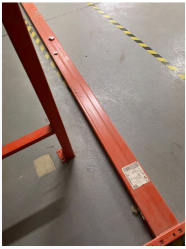
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Ref # 7.14



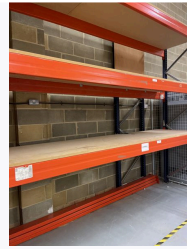
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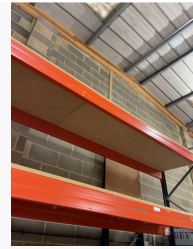
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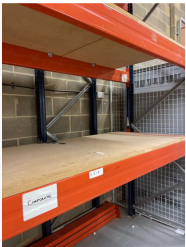
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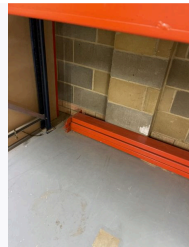
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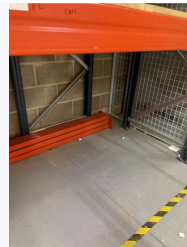
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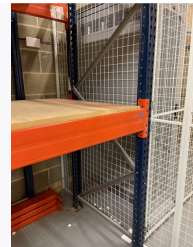
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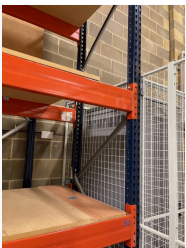
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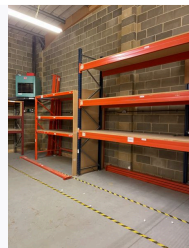
Ref # 7.14



Ref # 7.14



Ref # 7.14



Ref # 7.14



Ref # 7.15



Ref # 7.15

**8. KITCHEN AREA**



Ref #8



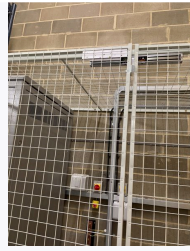
Ref #8

Ref	Name	Description	Condition
8.1	Caged Area	Grey metal cage access with locks 3 x keys Network/data unit/storage - empty 2 x Isolator switches 1 x metal switch	Not tested Not tested Some marks to flooring
8.2	Ceiling	Partially boarded White metal supports 1 x Red alarm sounder	Not tested Minor marks and defects
8.3	Lighting	Ceiling mounted fluorescent tube	Not tested
8.4	Walls	Painted white breeze block Wall mounted dispenser	Marked below worktop 2 x stick on hooks Minor marks and defects
8.5	Sockets	White plastic 3 x double sockets	Not tested Grubby and marked
8.6	Heating	None present	
8.7	Kitchen Unit	Wood effect base unit	Backboard detached Minor marks and defects
8.8	Worktop(s)	Grey melamine Metal support	Small hole to top left corner Minor marks and defects
8.9	Sink	Stainless steel effect; single bowl; double taps	Not tested Minor surface marks
8.10	Flooring	Concrete; painted grey	Visible marks; worn paint Minor marks and defects

8. KITCHEN AREA (CONT.)



Ref # 8.1



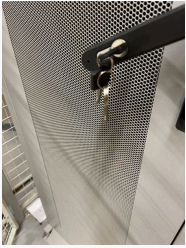
Ref # 8.1



Ref # 8.1



Ref # 8.1



Ref # 8.1



Ref # 8.1



Ref # 8.1



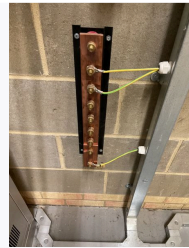
Ref # 8.1



Ref # 8.1



Ref # 8.1



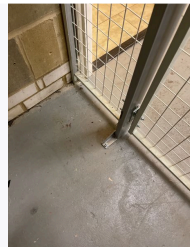
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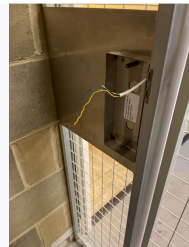
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Ref # 8.1



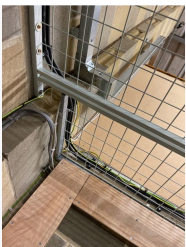
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Ref # 8.1



Ref # 8.1



Ref # 8.1



Ref # 8.1



Ref # 8.2

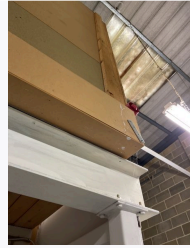


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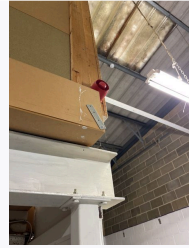
8. KITCHEN AREA (CONT.)



Ref # 8.2



Ref # 8.2



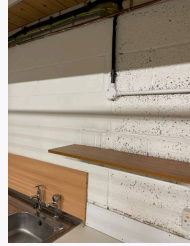
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Ref # 8.2



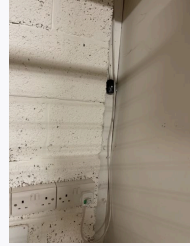
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Ref # 8.4



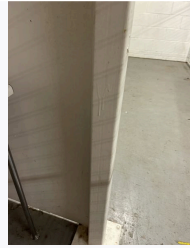
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Ref # 8.4



Ref # 8.4



Ref # 8.4



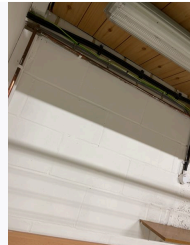
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Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.5



Ref # 8.7



Ref # 8.7

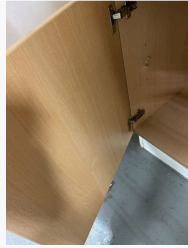


Ref # 8.7

8. KITCHEN AREA (CONT.)



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



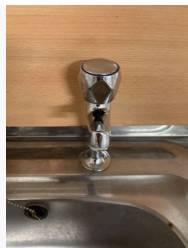
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Ref # 8.9



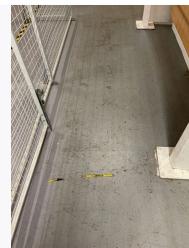
Ref # 8.9



Ref # 8.9



Ref # 8.9



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10

8. KITCHEN AREA (CONT.)



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10

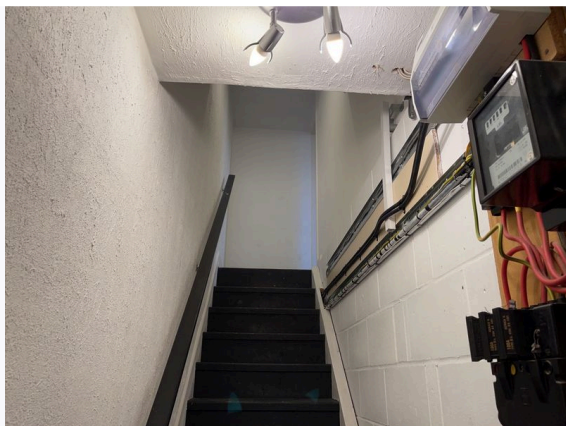


Ref # 8.10



Ref # 8.10

9. STAIRS



Ref #9

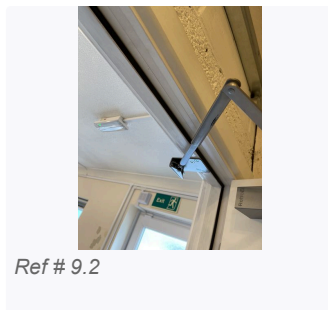
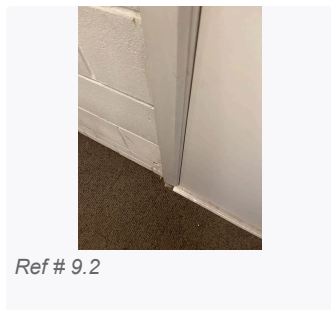
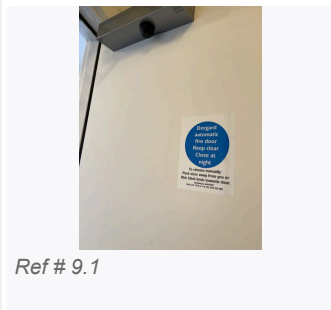
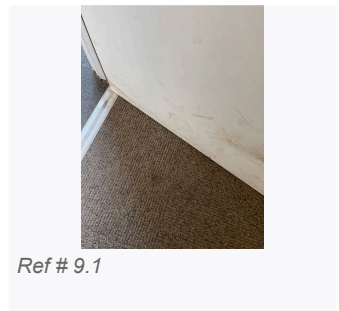
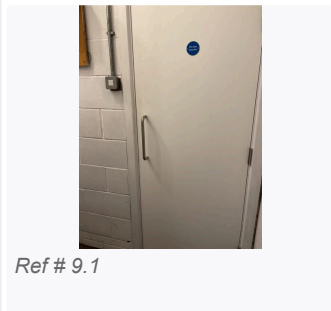


Ref #9

Ref	Name	Description	Condition
9.1	Door to Stairs / Reception	Painted white; fire door Metal pull handle; strike plate Self closer	Sticker Minor marks and defects
9.2	Door Frame	Painted white; fire safety strip	Minor marks and defects



9. STAIRS (CONT.)			
9.3	Ceiling	Painted white	Removal holes Minor marks and defects
9.4	Lighting	3 x Emergency lighting bulkheads 1 x circular plate; 3 x spotlights, bulbs 1 x spotlight, bulb	Not tested Working Working
9.5	Walls	Painted white; partial textures and breeze block  Fuse board; associated cabling Electric meter; associated cabling	Minor marks and defects  Not tested Not tested
9.6	Skirting	Painted white	Minor marks and defects
9.7	Switches	1 x Metal double light switch 1 x fused switch	Working Not tested
9.8	Socket	White plastic Wall mounted unit	Not tested
9.9	Heating	Not present	
9.10	Staircase	Painted dark grey wood - not carpeted Wall mounted handrail; to left wall	Visible wear to centre of treads Chipped to top of stairs- not extensive  Minor marks and defects
9.11	Flooring	Brown/black textured carpet tiles	Minor spots / stains



9. STAIRS (CONT.)



Ref # 9.3



Ref # 9.3



Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.5



Ref # 9.5



Ref # 9.5



Ref # 9.5



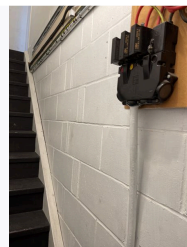
Ref # 9.5



Ref # 9.5



Ref # 9.5

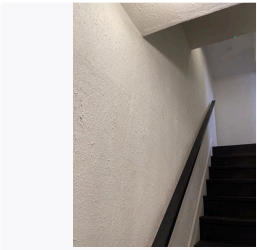


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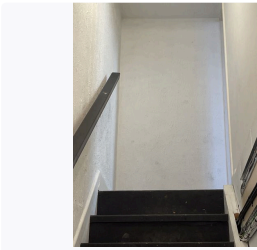


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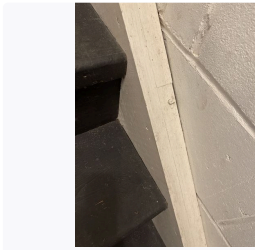
9. STAIRS (CONT.)



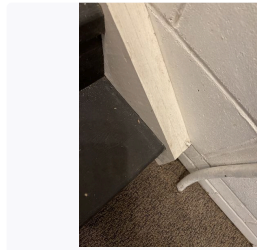
Ref # 9.5



Ref # 9.5



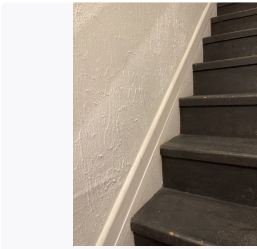
Ref # 9.6



Ref # 9.6



Ref # 9.6



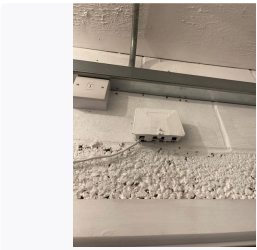
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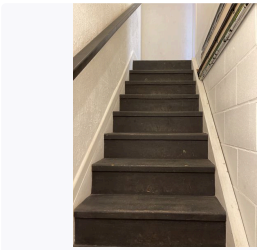
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Ref # 9.7



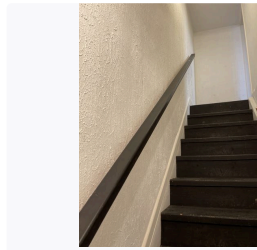
Ref # 9.8



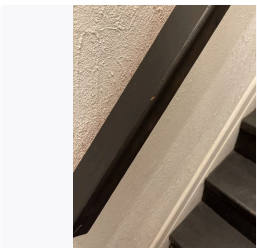
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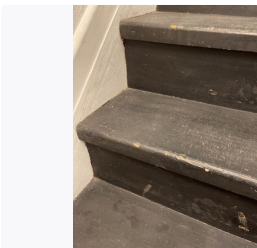
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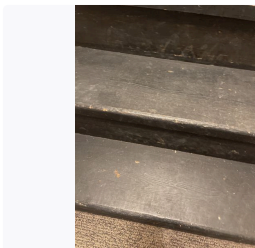
Ref # 9.10



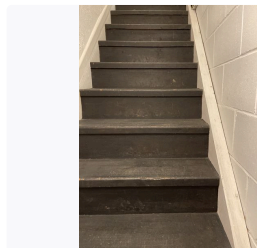
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Ref # 9.10



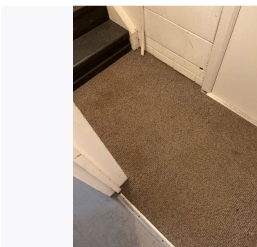
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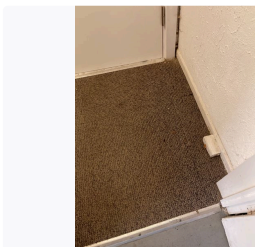
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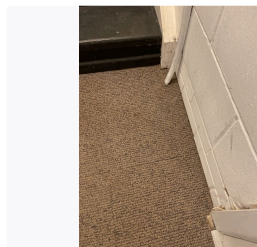
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Ref # 9.11

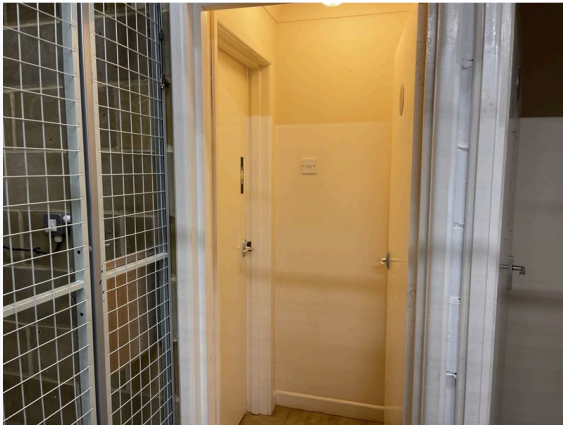


Ref # 9.11



Ref # 9.11

10. LEFT TOILET


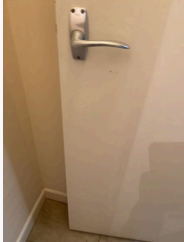
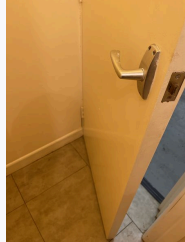
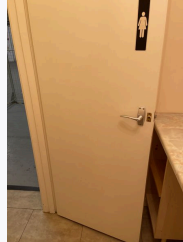

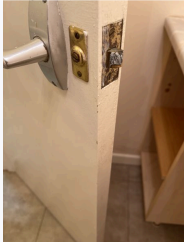

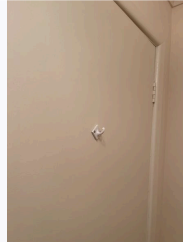

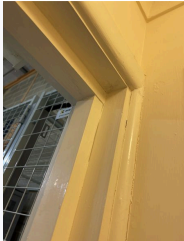
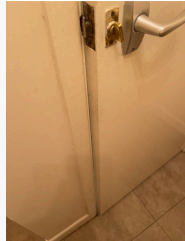


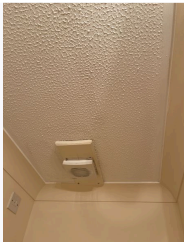




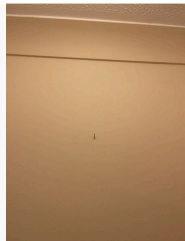
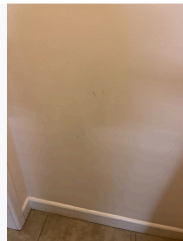


Ref #10



Ref #10

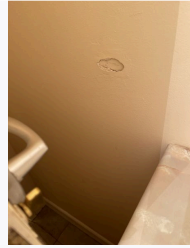
Ref	Name	Description	Condition
10.1	Door(s)	Outer: Painted white; lever handles, plaque Inner: Painted white; lever handles, thumb turn lock, plaque	Minor marks and defects Inner: 1 x hook
10.2	Door Frame	Outer: Painted white Inner: Painted white	Minor marks and defects Minor marks and defects
10.3	Ceiling	Painted white; textured, coving to match	Minor marks and defects
10.4	Extractor Fan	White plastic Steeple model.	Not tested but activates with light switches - on timer
10.5	Lighting	Semi globe cover; bulb Circular metal plate; 3 x spotlights with bulbs, circular feature surround	Working Working
10.6	Walls	Painted magnolia Brown patterned tiles above basin Brown/beige marble effect worktop; metal support; ope shelving below	Entrance: 1 x picture nail Main toilet area: indent behind too at handle height, previous fixings holes x 2 Hot water warning sticker above water unit Peeled paint to toilet area  Minor marks and defects
10.7	Skirting	Painted white	Minor marks and defects
10.8	Toilet	White ceramic; floor mounted, metal lever handle, plastic cistern, white seat and lid	Not tested Grubby residue to base sealant  Minor marks and defects
10.9	Basin	White ceramic wall mounted, metal single tap, plug and chain White wall mounted hot water heater; Vortex instant 3 model. Associated pipework/cable	Not tested Limescale to waste surround; not excessive Not tested
10.10	Switch	White plastic 1 x double light switch 1 x fused switch	Working Not tested
10.11	Heating	None present	

10. LEFT TOILET (CONT.)			
10.12	Accessories	Wall mounted; metal toilet roll holder White plastic toilet brush/holder	Brush - in used condition
10.13	Flooring	Beige/grey laminate tiles; black threshold	Slightly grubby
			
			
			
			
			
			
			
			
			
			

10. LEFT TOILET (CONT.)



Ref # 10.6



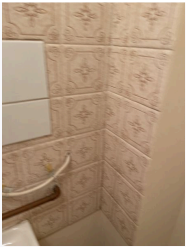
Ref # 10.6



Ref # 10.6



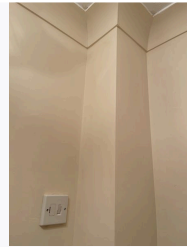
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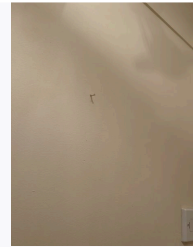
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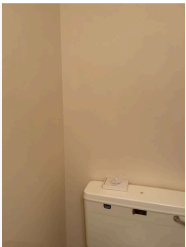
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Ref # 10.6



Ref # 10.6



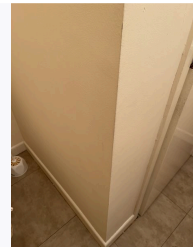
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Ref # 10.6



Ref # 10.6



Ref # 10.6



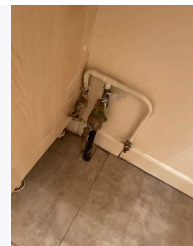
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Ref # 10.6



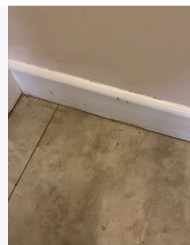
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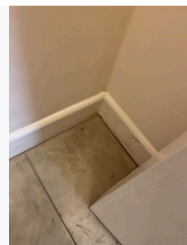
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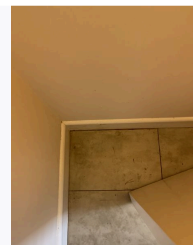
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Ref # 10.7



Ref # 10.7

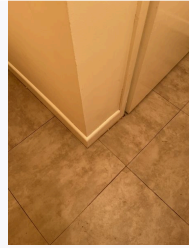


Ref # 10.7

10. LEFT TOILET (CONT.)



Ref # 10.7



Ref # 10.7



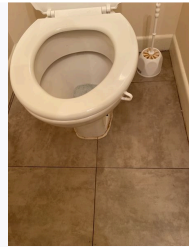
Ref # 10.7



Ref # 10.8



Ref # 10.8



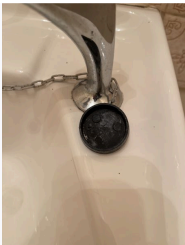
Ref # 10.8



Ref # 10.8



Ref # 10.9



Ref # 10.9



Ref # 10.9



Ref # 10.9



Ref # 10.9



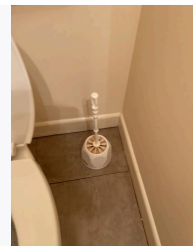
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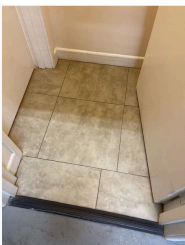
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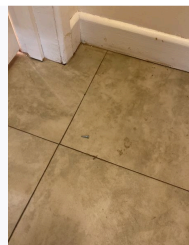
Ref # 10.12



Ref # 10.12



Ref # 10.13



Ref # 10.13



Ref # 10.13

11. RIGHT TOILET



Ref #11

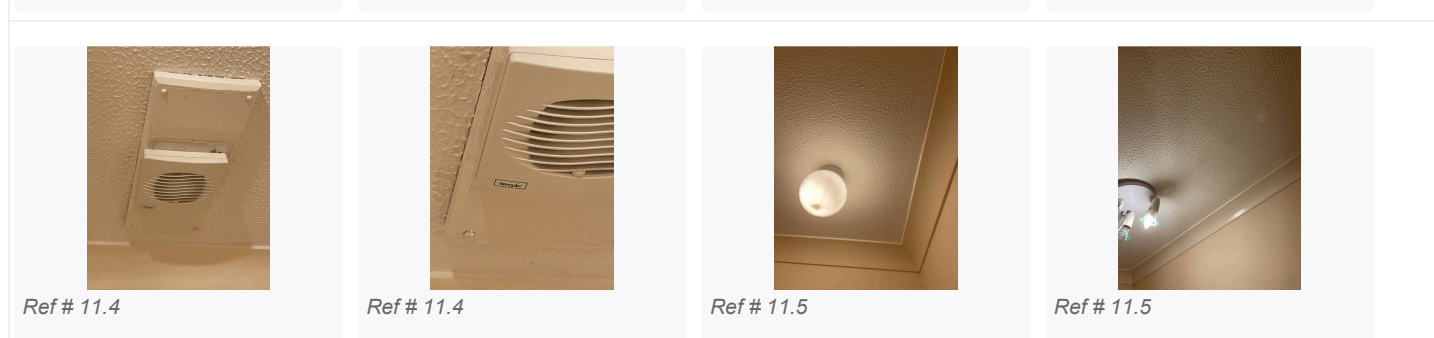
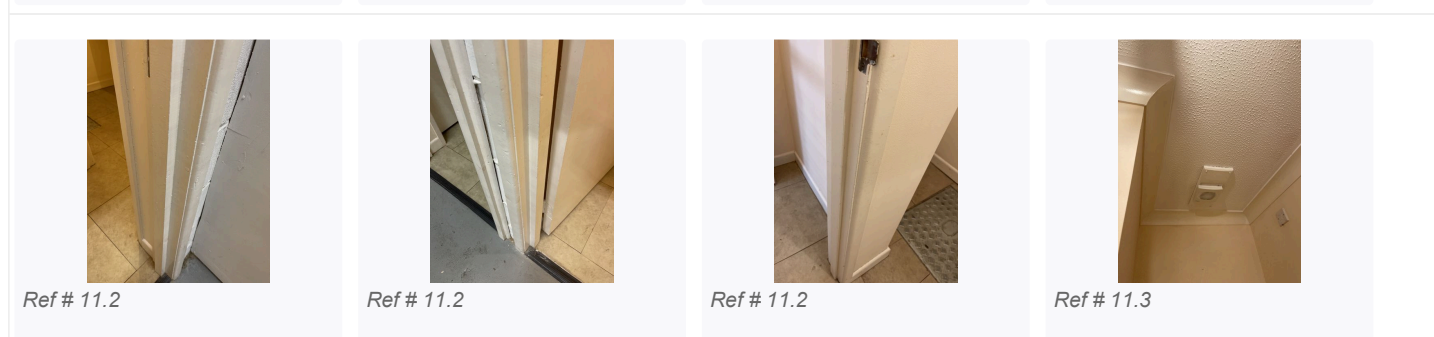
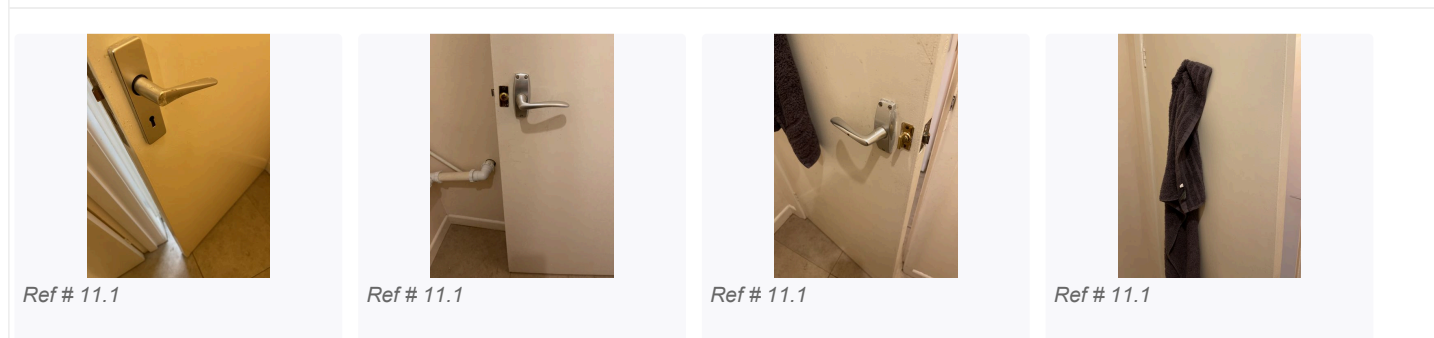
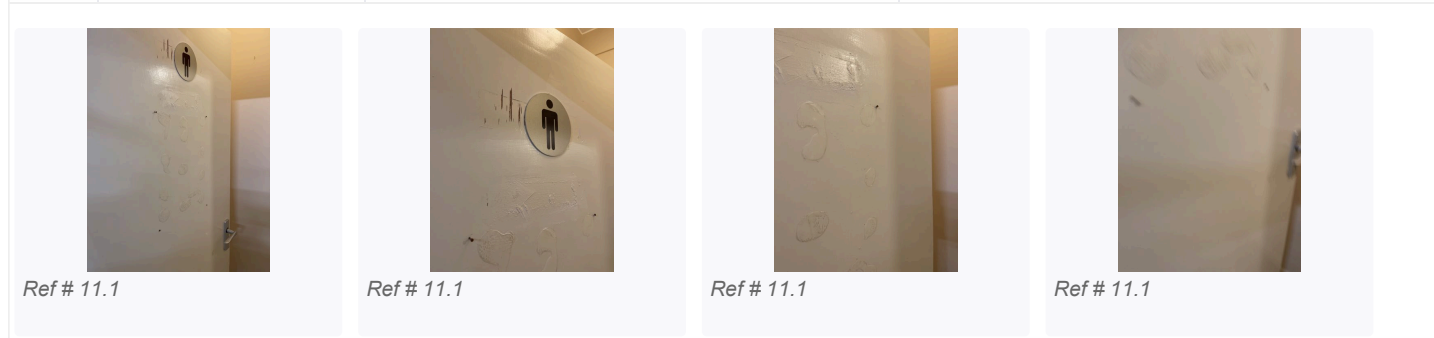


Ref #11

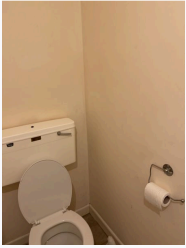
Ref	Name	Description	Condition
11.1	Door	Outer: Painted white; lever handles, plaque Inner: Painted white; lever handles, thumb turn lock, plaque	Outer Door: scratched / marked to plaque surround; sticky pad residue below. Minor marks and defects to internal aspect Inner Door: hook with grey towel. Minor marks and defects
11.2	Door Frame	Outer: Painted white Inner: Painted white	Minor marks and defects
11.3	Ceiling	Painted white; textured, coving to match	
11.4	Extractor Fan	White plastic Steeple model.	Not tested but activates with light switch - on timer
11.5	Lighting	Semi globe cover; bulb Circular metal plate; 3 x spotlights with bulbs, circular feature surround	Not tested - some debris to internal cover Not tested
11.6	Walls	Painted magnolia Brown patterned tiles above basin	Entrance: 1 x picture nail Main Toilet Area: Small indent behind door at handle height  Minor marks and defects
11.7	Skirting	Painted white	Minor marks and defects; slightly grubby
11.8	Toilet	White ceramic; floor mounted, metal lever handle, plastic cistern, white seat and lid	Minor debris below water line
11.9	Basin	White ceramic wall mounted, metal single tap, plug White wall mounted hot water heater; Vortex instant 3 model. Associated pipework/cable	Not tested; some limescale to waste surround Not tested
11.10	Switch	White plastic 1 x double light switch 2 x fused switches	Minor surface marks to plates
11.11	Heating	None present	



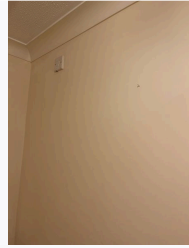
11. RIGHT TOILET (CONT.)			
11.12	Accessories	Wall mounted; metal toilet roll holder, towel ring White plastic toilet brush/holder Wall mounted towel dispenser - with paper towels Wall mounted mirror; grey frame Wall mounted green frosted shelf; metal brackets	Toilet brush - in used condition
11.13	Flooring	Beige/grey laminate tiles; black threshold Metal access hatch - not accessed	Slightly grubby



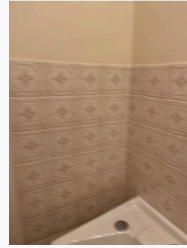
11. RIGHT TOILET (CONT.)



Ref # 11.6



Ref # 11.6



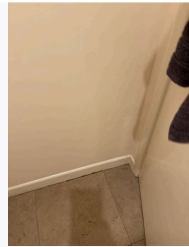
Ref # 11.6



Ref # 11.6



Ref # 11.6



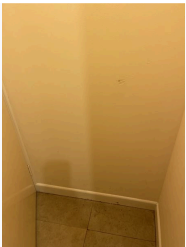
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Ref # 11.6



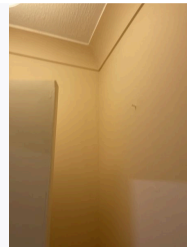
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Ref # 11.6



Ref # 11.6



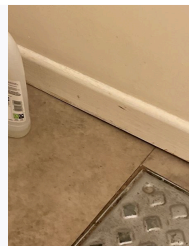
Ref # 11.6



Ref # 11.7



Ref # 11.7



Ref # 11.7



Ref # 11.7



Ref # 11.7



Ref # 11.8



Ref # 11.8



Ref # 11.9



Ref # 11.9

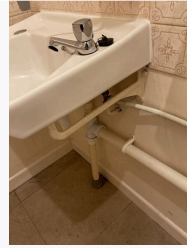
11. RIGHT TOILET (CONT.)



Ref # 11.9



Ref # 11.9



Ref # 11.9



Ref # 11.10



Ref # 11.10



Ref # 11.10



Ref # 11.12



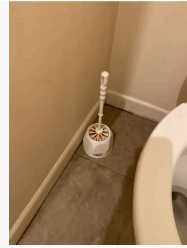
Ref # 11.12



Ref # 11.12



Ref # 11.12



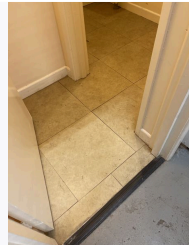
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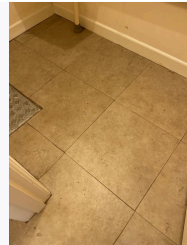
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Ref # 11.12



Ref # 11.13



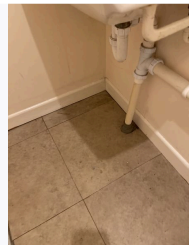
Ref # 11.13



Ref # 11.13



Ref # 11.13

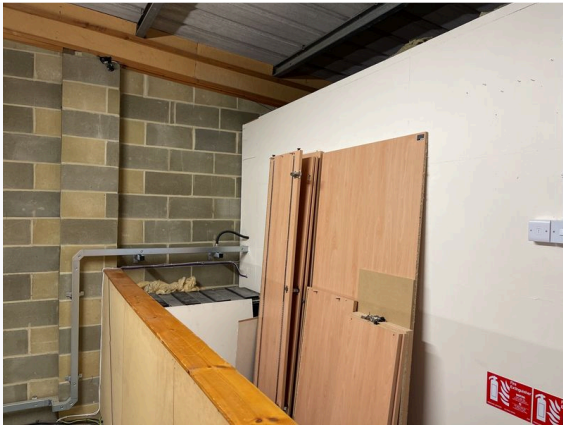


Ref # 11.13



Ref # 11.13

12. OPEN LANDING



Ref #12



Ref #12

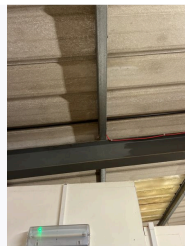
Ref	Name	Description	Condition
12.1	Security / Safety	Metal brackets and signage for fire extinguishers only Fire action sticker / signage to left of main room Red emergency call point	
12.2	Ceiling	Galvanised steel frame Interlocking panels Inset perspex light panels	Perspex grubby
12.3	Lighting	Emergency lighting bulkhead	Not tested
12.4	Walls	Open plan white boarding; white frame to top of stairs Wood panel and banister overlooking main storage / warehouse	Picture nails to left fo main room Minor marks and defects
12.5	Skirting	Painted white	Minor marks and defects
12.6	Switch	White plastic 1 x light switch 1 x fused switch	Not tested Not tested
12.7	Heating	None present	
12.8	Flooring	Grey speckled carpet tiles	Minor wear to main thoroughfare
12.9	Cold Water Tank	Black moulded plastic; lid, ballcock; associated pipework	Dusty to lid / casing to water unit; some debris to base to base of tank



Ref # 12.1



Ref # 12.1



Ref # 12.2



Ref # 12.2

12. OPEN LANDING (CONT.)



Ref # 12.2



Ref # 12.2



Ref # 12.3



Ref # 12.4



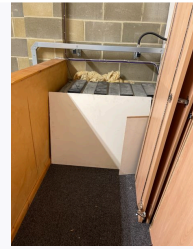
Ref # 12.4



Ref # 12.4



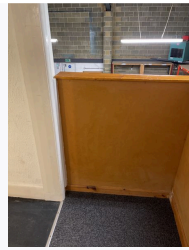
Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.4



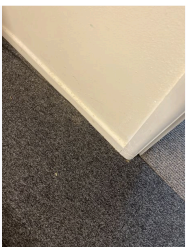
Ref # 12.4



Ref # 12.4



Ref # 12.5



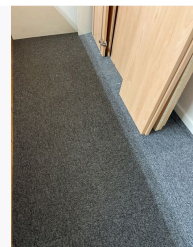
Ref # 12.5



Ref # 12.5

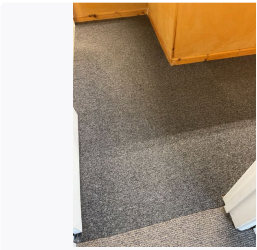


Ref # 12.6

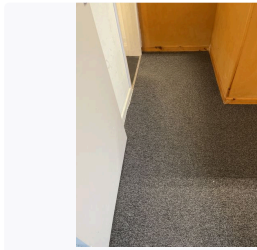


Ref # 12.8

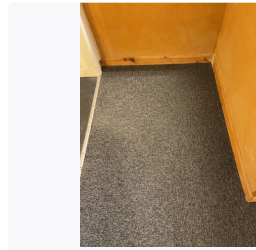
12. OPEN LANDING (CONT.)



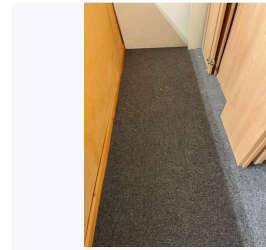
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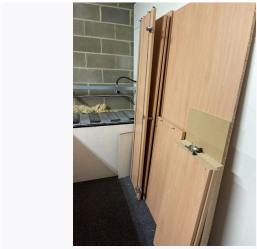
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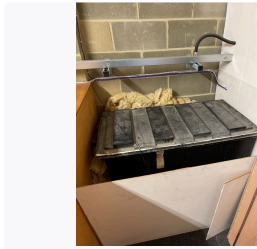
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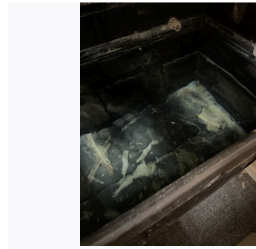
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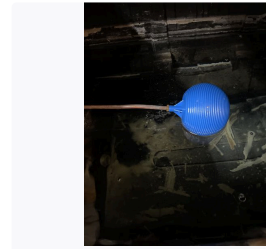
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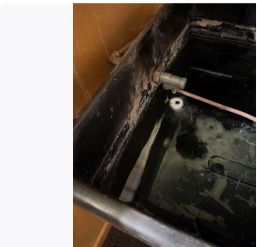
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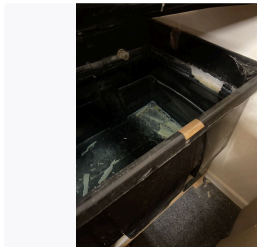
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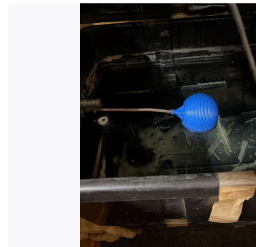
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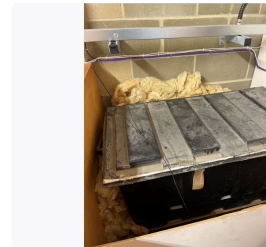
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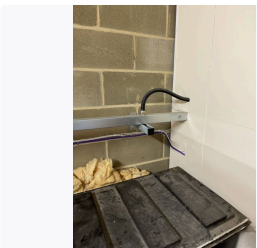
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Ref # 12.9



Ref # 12.9



Ref # 12.9

13. TOP OFFICE



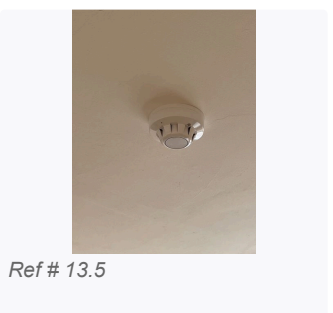
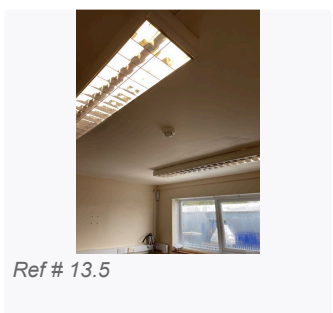
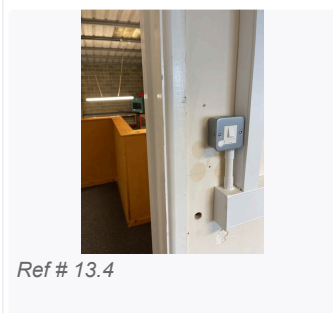
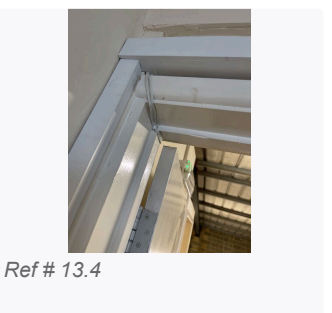
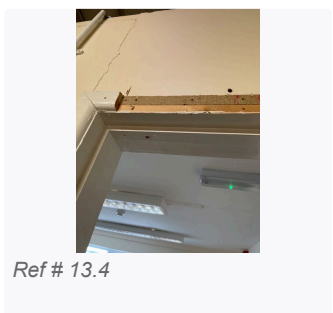
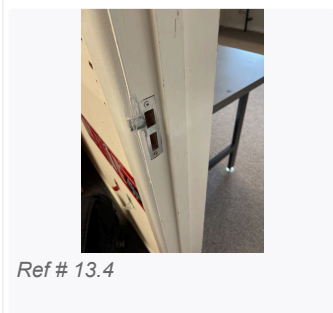
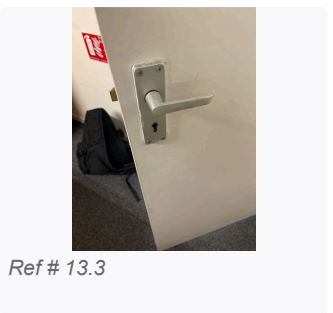
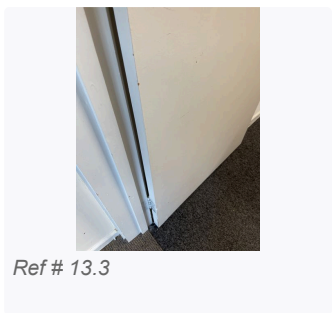
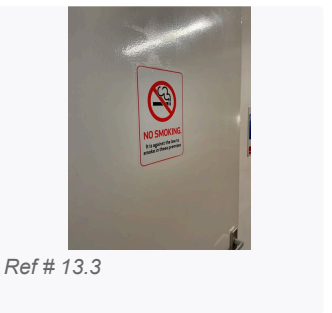
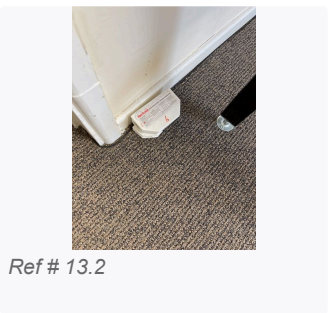
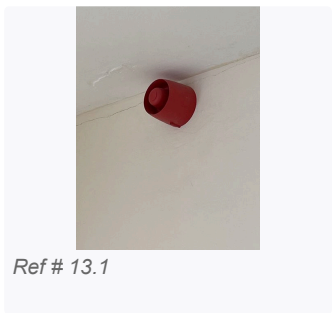
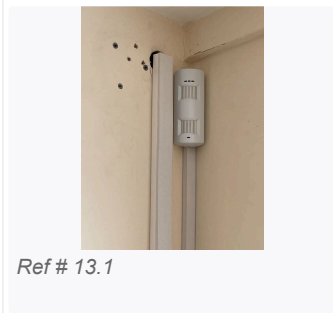
Ref #13



Ref #13

Ref	Name	Description	Condition
13.1	Security / Safety	Wall mounted sensor Red alarm sounder	Not tested Not tested
13.2	Pest Control	Pest control trap	
13.3	Door	Painted white; metal lever handles, lock, no key No Smoking stickers	Minor marks and defects
13.4	Door Frame	Painted white	External: missing section to top left Internal: cabling to top left  Minor marks and defects
13.5	Ceiling	Painted white Integrated smoke detector	Removal marks / holes to right as you enter
13.6	Lighting	2 x Louvered florescent light units	Working
13.7	Walls	Painted Magnolia Conduit Grey speckled worktops metal supports Wall mounted metal data point cabinet; glass panel, lock with keys present Wall mounted grey metal cabinet; lock, 3 x keys - empty Honeywell data point cabinet - not accessed; associated cabling	Removal holes and large holes to entrance left; far left corner to sensor Some wires visible to back wall right of window Visible scratches to worktops  Minor marks and defects
13.8	Skirting	Painted white	Minor marks and defects
13.9	Window(s) / Sill	White UPVC; lever handle, lock, no key Stained wood sill	Condensation to both glass panels
13.10	Blinds	Brackets to top recess White paper blind	Not fitted
13.11	Switches	Metal Single fused switch White plastic 3 x fused switches	Not tested Not tested

13. TOP OFFICE (CONT.)			
13.12	Sockets	White plastic 16 x double sockets 10 x RJ45 network/data points 2 x open boxes - no plates 2 x Openreach points 2 x Opnereach telephone points	Not tested Not tested Not tested Not tested Not tested
13.13	Heating	None present	
13.14	Flooring	Grey flecked carpet tiles	Section missing to main back wall left under worktop Minor spots marks in places

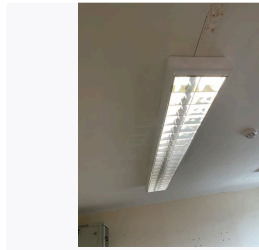




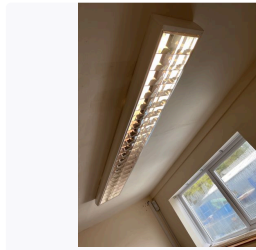
13. TOP OFFICE (CONT.)



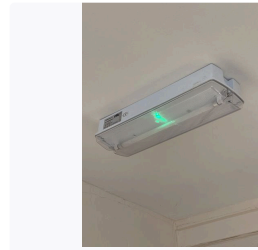
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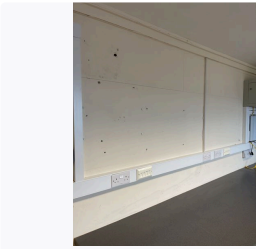
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Ref # 13.6



Ref # 13.6



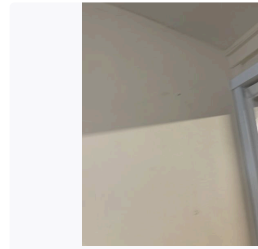
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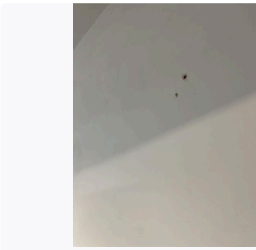
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Ref # 13.7



Ref # 13.7



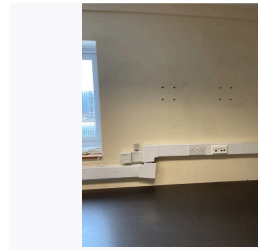
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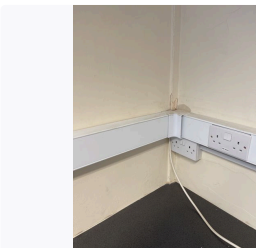
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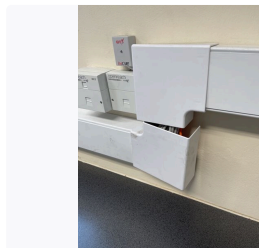
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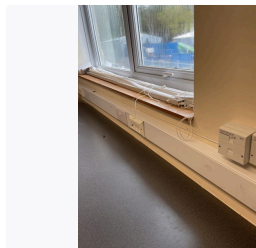
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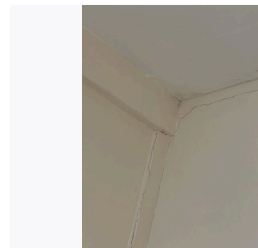
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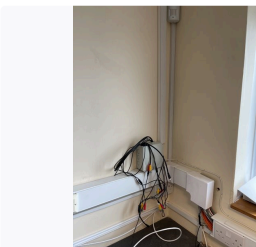
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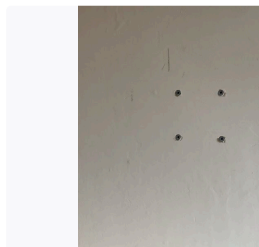
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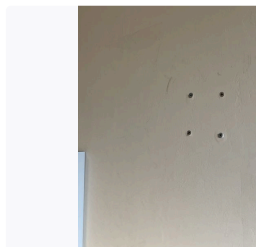
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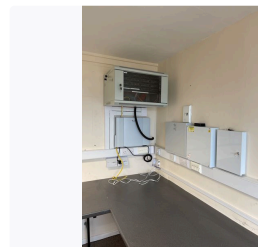
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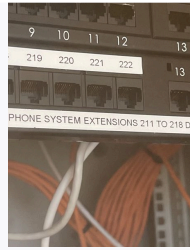


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13. TOP OFFICE (CONT.)



Ref # 13.7



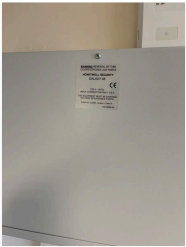
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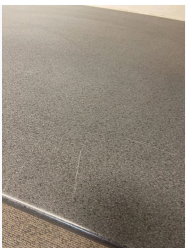
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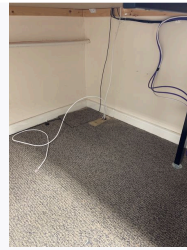
13. TOP OFFICE (CONT.)



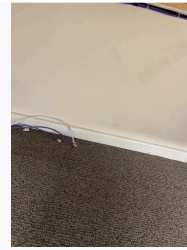
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Ref # 13.11

13. TOP OFFICE (CONT.)



Ref # 13.11



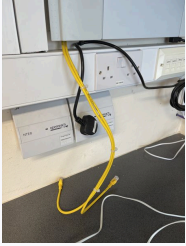
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13. TOP OFFICE (CONT.)



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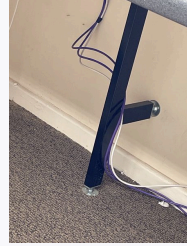
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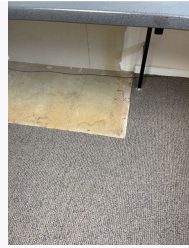
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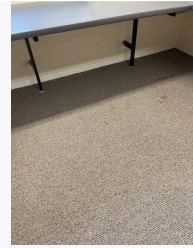
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Ref # 13.14

**Declaration**

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the	.....
Signature	.....
Print Name	.....
Date	/ /

Signed by the	.....
Signature	.....
Print Name	.....
Date	/ /