

## Inventory & Check In Report



48 Townmead Road  
London  
Fulham  
SW6 2RR

Prepared by: Sascha Brodie

Prepared on: 15/11/2018

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## Notes

### Guidelines for Tenants

All personal items must be removed from the property and cleaning must be carried out ready for the check out date. The property must be ready for hand over, along with any issued keys at the appointed check out. In the event that the property has not been fully vacated, it will not be possible to complete the check out and a charge to reschedule the appointment will be incurred.

Before checking out of the property, it is essential that all the furniture and other items are returned to their original locations as indicated on the original inventory, including any items that have been packed or stored away. Failure to do this may incur further charges if items are not located or require repositioning.

If the property was professionally cleaned for the tenancy, it is strongly advised that professional cleaners to be used to carry out an end of tenancy clean. It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most Managing Agents or Landlords will employ a contract cleaner, the cost of which will be deducted from the tenant's deposit.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are sanitary ware, windows, hard floors, woodwork, kitchen appliances and units, shelves, ovens, cooker hoods, refrigerators, wardrobes, drawer units, linens and bedding.

## Disclaimers

### Disclaimer and General Guidelines

The inventory check in report has been prepared by InventoryClerks 4 U and provides a fair and accurate record of the condition of the property and its contents at the time the inventory was prepared. It is the responsibility of the tenant, Landlord and/or agent to agree between themselves the accuracy of this report.

**Should there be any amendments/additions to the report InventoryClerks 4 U must be notified within 7 days from receipt of the report.**

The inventory clerk preparing this report is not an expert in textiles, woods, materials or antiques etc, nor is the inventory clerk a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment nor as a structural survey report.

All items are considered to be in good condition, clean and free of damage unless otherwise stated in the schedule of condition. The tenant has an obligation to leave the property as found with fair wear and tear accepted.

At the end of the tenancy, the inventory report is checked and any significant discrepancies will be reported to the Instructing Principal. This report will include whether, in our opinion, there is any liability to the tenant, or where such dilapidation might be considered as fair wear and tear.

Property with lofts, cellars and locked rooms, which have not been seen and recorded, are the sole responsibility of the Landlord.

Meter readings can only be taken if the meter readings are easily accessible and in any event, the relevant utility company should check meter readings.

The Fire and Safety Regulations for furnishing, gas, electrical and similar services are the ultimate responsibility of the Instructing Principal. Where the inventory notes, "FFR label seen" this should not be interpreted to mean the item complies with the "Furniture and Furnishings (Fire) (Safety) (Amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "Guide" published by the Department of Trade and Industry, January 1997 (or subsequent date), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations.

### Safety Disclaimer

All electrical items are considered to be complete with plugs, bulbs and flexes etc. unless otherwise specified. If practical, appliances may be tested but this should not be taken to mean the item is serviceable. Tenants are advised to test all appliances as soon as possible and report any faults to the Landlord/Managing Agent. It is the responsibility of the tenant to inspect any smoke detector(s) fitted in the property at regular intervals to ensure they are working correctly.

InventoryClerks 4 U will test all smoke and carbon monoxide alarms for power only on the day of conducting the report where possible. If we are unable to test the alarms or they are not working, we will immediately contact the agent/landlord. However, we will not be liable for any alarm that does not work after the booking has been conducted. It is the responsibility of the tenant to inspect any smoke detector(s) fitted in the property at regular intervals to ensure they are working correctly.

### Important Note:

In the case of an Inventory Check In report InventoryClerks 4 U will obtain the signatures of the new tenants and it is the responsibility of the Instructing Principal to obtain the signatures of the letting agents and landlords. In the case of an Inventory report only it is the responsibility of Instructing Principal to obtain the signatures.

| Checklist                           |       |          |
|-------------------------------------|-------|----------|
| Item                                | Value | Comments |
| Evidence of Smoking?                | No    |          |
| Evidence of Pets?                   | No    |          |
| Evidence of Unauthorised Occupancy? | No    |          |
| Keys Handed Over?                   | Yes   |          |
| Maintenance Issues?                 | Yes   |          |
| Cleaning Issues?                    | No    |          |
| Meter Readings                      | Yes   |          |
| Smoke Alarms                        | Yes   |          |
| Carbon Monoxide                     | Yes   |          |
| Manuals                             | Yes   |          |

## 1. Overview

| Item                                     | Condition                                                                                                          | Tenant Comments |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------|
| 1.1 Carpets                              | Good condition appear newly fitted                                                                                 |                 |
| 1.2 Wooden flooring                      | heavily scratched in the reception room                                                                            |                 |
| 1.3 Skirting Boards, Walls & Woodwork    | Walls newly painted<br>no picture hooks fitted to the walls                                                        |                 |
| 1.4 Soft Furnishings & Curtains          | scratches back middle cushion 3 seater sofa                                                                        |                 |
| 1.5 Beds                                 | scratches head board bedroom 1<br>wooden foot ends bedroom 2 scratched                                             |                 |
| 1.6 Sanitary Ware, Sinks & Ceramic Tiles | Cleaned to a professional standard<br>extractor tested and working                                                 |                 |
| 1.7 Crockery, China & Utensils           | itemised as photographed                                                                                           |                 |
| 1.8 Keys                                 | x2 complete sets keys released<br>keys left in drawer in kitchen;<br>4 Yale keys - not working in any of the locks |                 |
| 1.9 Gardens                              | Lawn leafy part soil no lawn<br>pots not in seasonal order                                                         |                 |

## 2. General Summary Of Condition

| Item                       | Condition                                                            | Tenant Comments |
|----------------------------|----------------------------------------------------------------------|-----------------|
| 2.1 Decorative Order       | Good decorative order                                                |                 |
| 2.2 Floors                 | heavy scratches floor reception<br>Carpet good condition             |                 |
| 2.3 Appliances             | Extractor light bulbs out<br>back hob burner does not always turn on |                 |
| 2.4 Upholstery & furniture | Scratches to headboard bedroom 1                                     |                 |
| 2.5 Fixtures & fittings    | Good order                                                           |                 |
| 2.6 Soft Furnishings       | x2 holes purple scatter cushion                                      |                 |
| 2.7 Curtains & Blinds      | Curtain bedroom 2 sun bleached                                       |                 |
| 2.8 Sanitary ware          | cleaned to a professional standard                                   |                 |
| 2.9 Electric               | Power tested                                                         |                 |
| 2.10 Telephone             | No handset connected                                                 |                 |
| 2.11 Cable & satellite     | Not seen                                                             |                 |
| 2.12 Smoke Alarm           | Tested and working                                                   |                 |
| 2.13 Main switches         | As fitted                                                            |                 |
| 2.14 Carbon Monoxide       | Tested and working                                                   |                 |
| 2.15 Manuals               | itemised located in the kitchen                                      |                 |

| 3. Cleaned To Professional Check In Standard |                                                     |                 |
|----------------------------------------------|-----------------------------------------------------|-----------------|
| Item                                         | Condition                                           | Tenant Comments |
| 3.1 Windows                                  | Glazing clean inside/out                            |                 |
| 3.2 Linen                                    | x2 mattress protectors not professionally laundered |                 |
| 3.3 General Cleanliness                      | Good condition<br>drum washing machine mouldy       |                 |

## 4. Utilities

| Item                    | Serial Number                   | Reading                     | Tenant Comments |
|-------------------------|---------------------------------|-----------------------------|-----------------|
| 4.1 Gas meter           | Exterior of the property in box | 16550<br>Serial: G4A0133253 |                 |
| 4.2 Electricity meter 1 | Located in communal hallway     | 02724<br>Serial: S80A06679  |                 |
| 4.3 Electricity meter 2 | Located in communal hallway     | 46224<br>Serial: 199A12193  |                 |
| 4.4 Water meter         | No water meter                  |                             |                 |



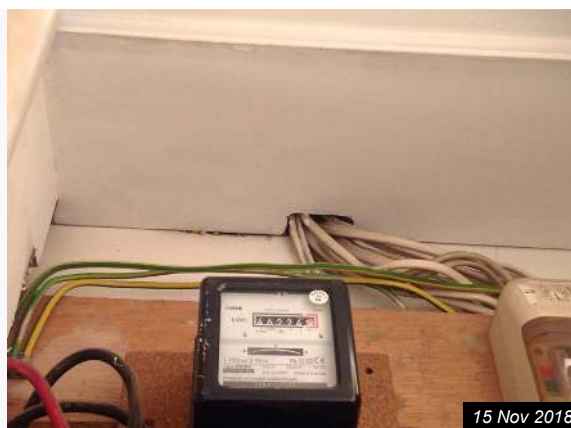
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Ref # 4.2

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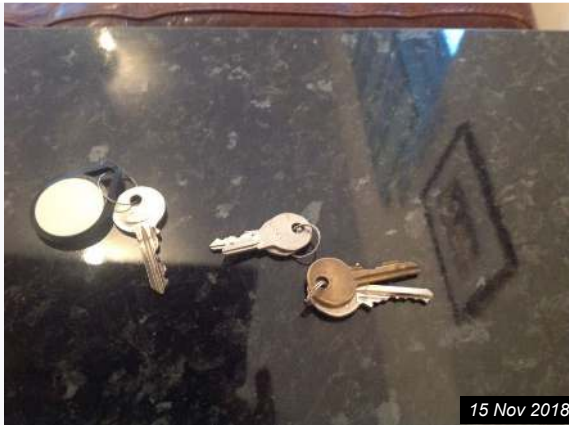
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| 5. Keys            |                                                                                     |                 |
|--------------------|-------------------------------------------------------------------------------------|-----------------|
| Item               | Description                                                                         | Tenant Comments |
| 5.1 Keys Check in  | 4 Silver Yale keys 2 brass Chubb Keys<br>4 Yale keys left in property (not working) |                 |
| 5.2 Keys Check out |                                                                                     |                 |



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## 6. Entrance Hall

| Item                    | Description                                                                                 | Condition                                                                                                 | Tenant Comments |
|-------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------|
| 6.1 Front Door          | White painted 6 panelled door                                                               | Good condition                                                                                            |                 |
| 6.2 Door Fixtures       | Yale lock;<br>Chubb lock with cover                                                         | Heavily tarnished to Yale pull                                                                            |                 |
| 6.3 Framework           | Painted white                                                                               | Old defects under                                                                                         |                 |
| 6.4 Threshold           | Wooden                                                                                      | Worn                                                                                                      |                 |
| 6.5 Return of door      | White painted 6 panelled door;<br>White painted framework;<br>3 hinges;<br>Reverse of locks | Hinges paint marked;<br>Old defects under to framework;<br>Visible drip marks to top section of framework |                 |
| 6.6 Ceiling             | Painted white over plaster;<br>Smoke detector to ceiling                                    | Smoke detector with green light on - tested and working                                                   |                 |
| 6.7 Walls               | painted white over plaster                                                                  | Newly painted and in good condition                                                                       |                 |
| 6.8 Skirting            | Painted white                                                                               | In good condition                                                                                         |                 |
| 6.9 Flooring            | Beige fitted carpet;<br>Small multi-coloured rug with cream tassel trim                     | In good condition                                                                                         |                 |
| 6.10 Lighting           | 1 light fitting to ceiling with bulb                                                        | Tested and working                                                                                        |                 |
| 6.11 Switches & Sockets | 1 single white switch;<br>1 triple ;<br>1 isolator switch;<br>1 fuse switch                 | As fitted                                                                                                 |                 |
| 6.12 Attached to walls  | Picture of San Francisco small canvas                                                       | Good condition                                                                                            |                 |

## 7. Bedroom 1

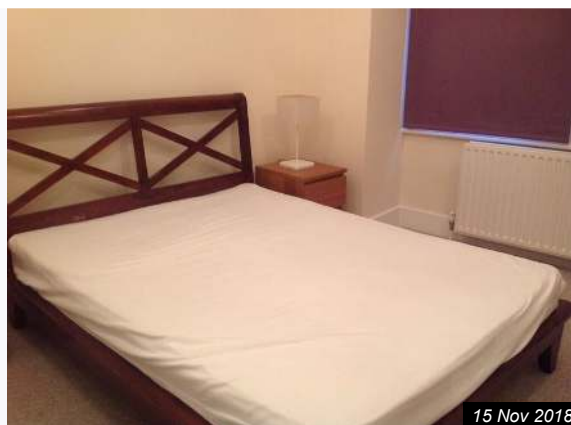
| Item                    | Description                                                                       | Condition                                  | Tenant Comments |
|-------------------------|-----------------------------------------------------------------------------------|--------------------------------------------|-----------------|
| 7.1 Door                | White painted 6 panelled door with frosted star pane of glass directly above door | Good condition                             |                 |
| 7.2 Door Fixtures       | Shiny lever handle<br>3 hinges                                                    | Fire chain has been removed                |                 |
| 7.3 Framework           | Painted white                                                                     | Old defects under paint drips to interior  |                 |
| 7.4 Threshold           | Stainless steel threshold bar                                                     | in tact                                    |                 |
| 7.5 Return of door      | White painted 6 panelled door with frosted star pane of glass directly above door | Good condition                             |                 |
| 7.6 Door Fixtures       | Shiny lever handle<br>White metal robe hook<br>3 hinges;<br>Chrome latch lock     | Paint marked to hinges                     |                 |
| 7.7 Framework           | Painted white                                                                     | Old defects under                          |                 |
| 7.8 Ceiling             | Painted white over plaster<br>Smoke detector to ceiling                           | Smoke detector tested and working          |                 |
| 7.9 Walls               | Painted cream over plaster                                                        | Appear newly painted and in good condition |                 |
| 7.10 Skirting           | Painted white                                                                     | Old defects under                          |                 |
| 7.11 Flooring           | Beige fitted laid carpet                                                          | In good condition                          |                 |
| 7.12 Lighting           | 4 light fittings to ceiling with bulbs                                            | Tested and working                         |                 |
| 7.13 Switches & Sockets | 1 single dimmer;<br>3 double sockets<br>1 BT point;<br>1 TV aerial point          | As fitted                                  |                 |
| 7.14 Radiators/heaters  | White radiator with 1 valve and 1 thermostatic control                            | In good condition;<br>Not tested           |                 |

## 7. Bedroom 1 (Cont.)

|                         |                                                                                                                                                                                                                                             |                                                                                                                  |  |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--|
| 7.15 Windows & Fixtures | Window with single pane to top and frosted pane to bottom;<br>Central brass window lock;<br>Sliding double glazing to front of windows;<br>2 white handles to top and bottom windows;<br><br>White painted metal rail to exterior of window | Sash cords intact;<br>Rust to exterior grilles to metal rail<br>Glazing clean in tact                            |  |
| 7.16 Window dressings   | Brown roller blind fitted with white bobble cord                                                                                                                                                                                            | Paint marks and stain marks to base of roller blind;<br>Blind opens and closes in good order                     |  |
| 7.17 Window & fixtures  | Window with double panes of glass and 2 frosted panes to bottom;<br>Central brass window lock;<br>Sliding double glazing to front of windows;<br>2 white handles to top and bottom windows                                                  | Sash cords intact Glazing in tact                                                                                |  |
| 7.18 Window dressings   | Brown roller blind fitted with white bobble cord                                                                                                                                                                                            | Fraying to edge of blind;<br>Paint marked to left hand side corner edge;<br>Blind opens and closes in good order |  |
| 7.19 Attached to walls  | Wall mounted mirror to wall with 4 screw heads;<br>Smoke alarm to wall                                                                                                                                                                      | Secure                                                                                                           |  |
| 7.20 Fitted Cupboards   | 2 white painted beaded cupboard doors with chrome pull handle to each;<br><br>Cream painted interior                                                                                                                                        | Newly painted lhs cupboard door swings open                                                                      |  |
| 7.21 Fitted Cupboards   | 2 white painted beaded cupboard doors with chrome pull handle to each                                                                                                                                                                       | Good condition                                                                                                   |  |
| 7.22 LHS Interior       | Beige carpet;<br>Chrome hanging rail;<br>5 cream shelves;<br>Double chrome rail                                                                                                                                                             | Good condition                                                                                                   |  |
| 7.23 RHS Interior       | Cream painted                                                                                                                                                                                                                               |                                                                                                                  |  |
| 7.24 Fitted cupboard    | White painted beaded cupboard door with chrome pull handle;<br>2 hinges                                                                                                                                                                     |                                                                                                                  |  |
| 7.25 Interior           | Painted white;<br>5 cream painted shelves                                                                                                                                                                                                   | In good condition                                                                                                |  |

## 7. Bedroom 1 (Cont.)

|                      |                                                                                                                   |                                                                                                                                                                                                            |  |
|----------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 7.26 Bed             | Wooden bed frame with wooden slats;<br>Cross cross wooden headboard<br>Double mattress;<br>Mattress protector     | Intact;<br>Visible scratches to base of headboard particularly to left hand side - as photographed;<br>Visible light scratches to surface of headboard;<br>Couple of chips to right hand side of headboard |  |
| 7.27 Bedside tables  | 2 matching bedside tables with 2 drawers to each                                                                  | All drawers open and close in good condition                                                                                                                                                               |  |
| 7.28 Armchair        | White painted chair with white painted wooden slats on wooden feet                                                | Couple of chips to legs of chair                                                                                                                                                                           |  |
| 7.29 Chest of drawer | Wooden chest of 3 drawers with wooden pull handle to each drawer;<br>Babyliss hairdryer to interior of 1st drawer | Multiple chips to edge of chest of drawers and scratches to surface ;<br>Drawers open and close in good order;<br>Stains to bottom drawer interior and panelling loose                                     |  |
| 7.30 Drawered unit   | Unit with 4 drawers                                                                                               | Drawers open and close in good condition;<br>No handles                                                                                                                                                    |  |
| 7.31 Small items     | Freestanding make up mirror;<br>Woven wicker basket;<br>White lamp base with cream shade, flex, plug and bulb     | Paint marked and chipped;<br>Lamp tested and working                                                                                                                                                       |  |



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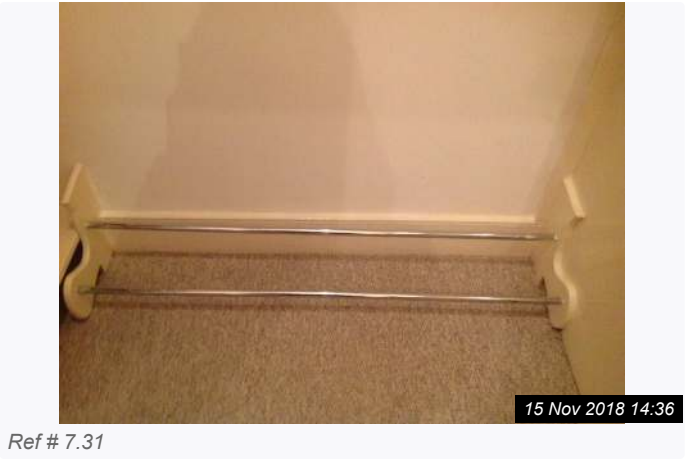
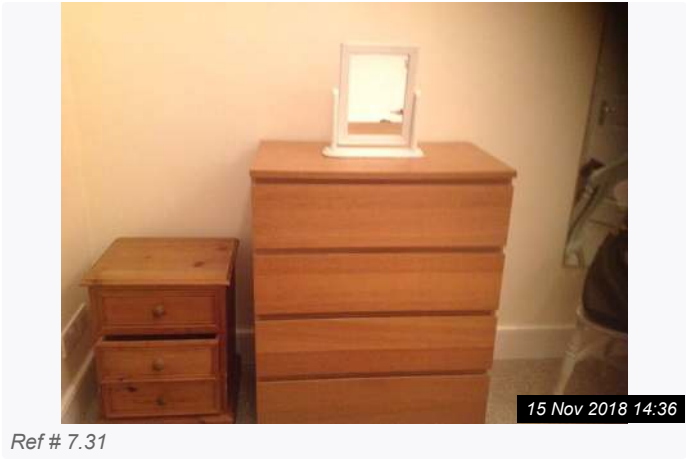
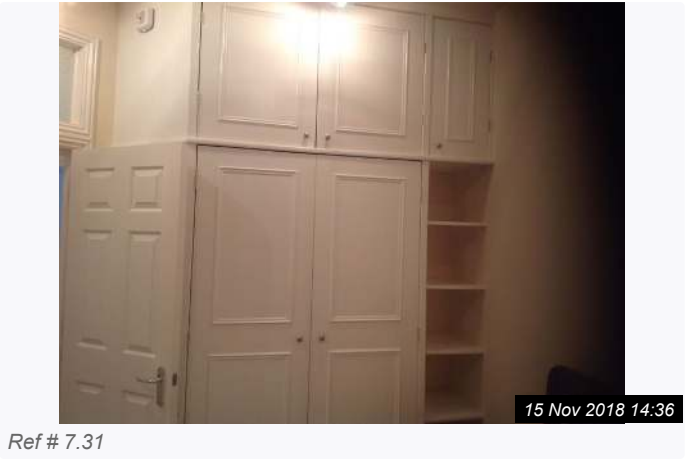
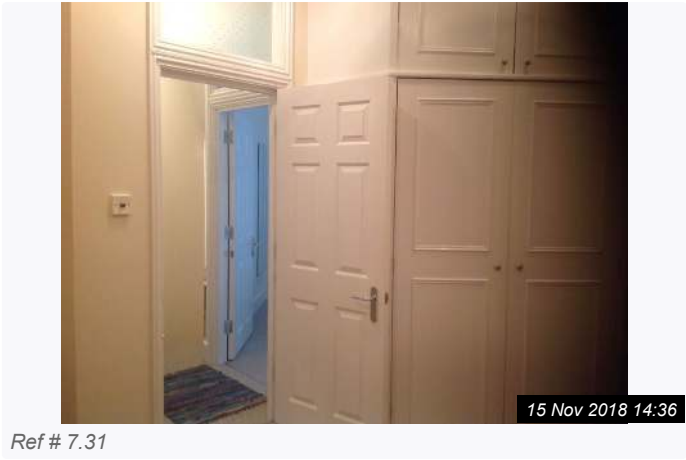
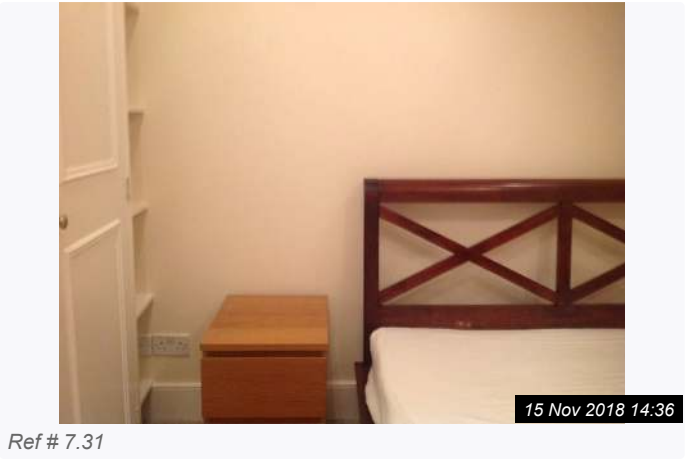
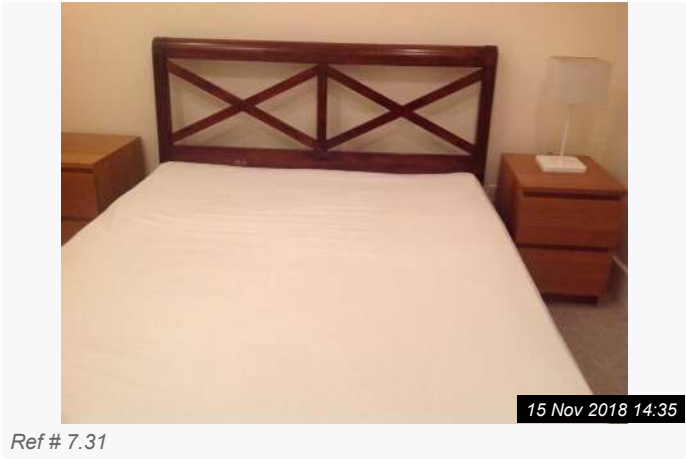
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7. Bedroom 1 (Cont.)



7. Bedroom 1 (Cont.)



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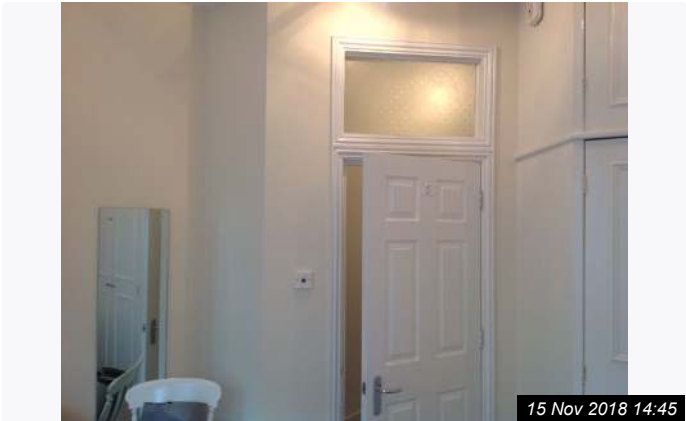
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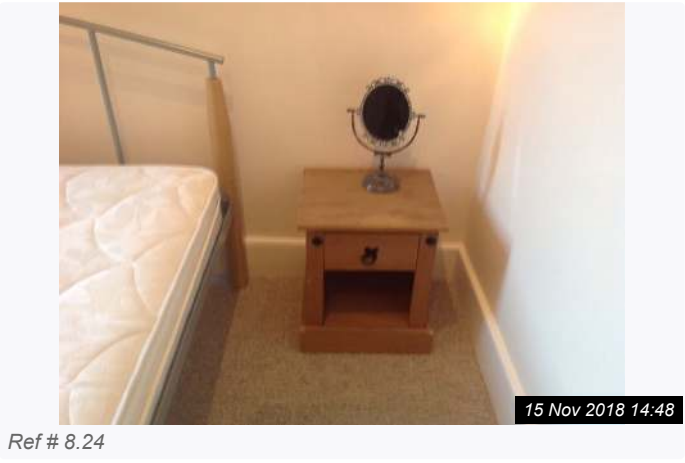
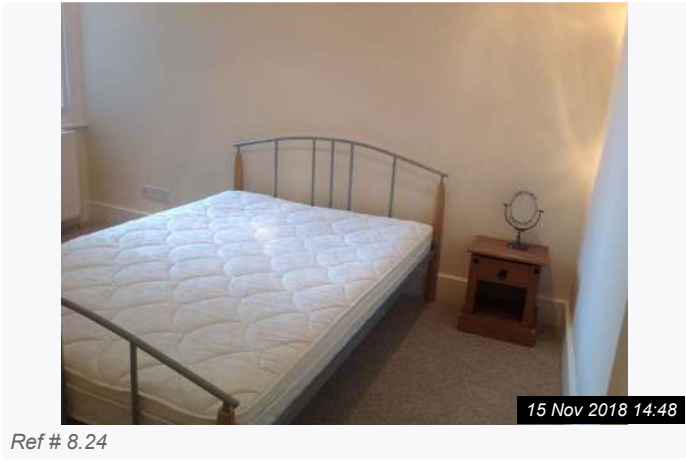
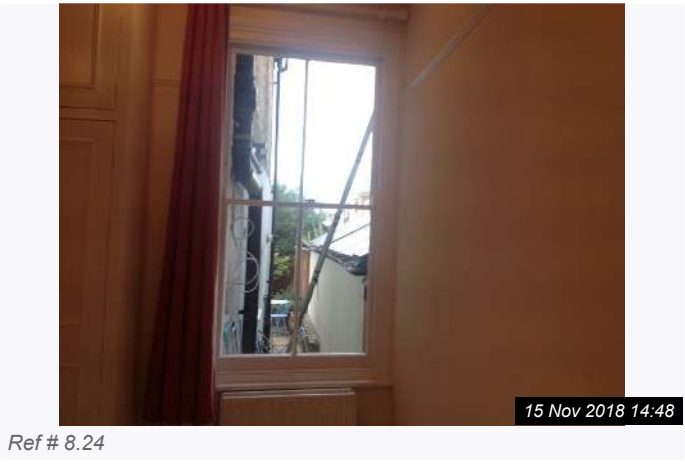
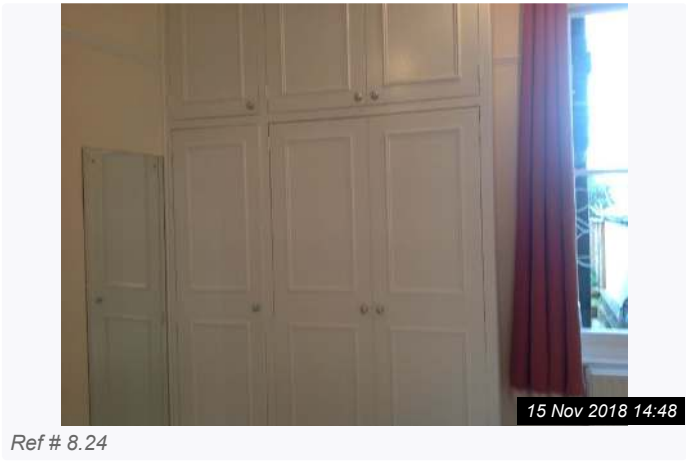
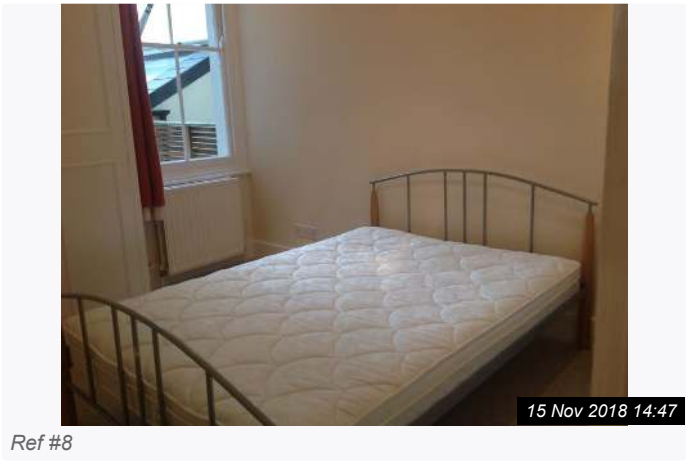
## 8. Bedroom 2

| Item                    | Description                                                             | Condition                                                 | Tenant Comments |
|-------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------|-----------------|
| 8.1 Door                | White painted 6 panelled door with frosted pane of glass to top of door |                                                           |                 |
| 8.2 Door Fixtures       | Shiny lever handle;<br>3 hinges                                         | Fire chain removed                                        |                 |
| 8.3 Framework           | Painted white                                                           | Old defects under                                         |                 |
| 8.4 Threshold           | Stainless steel threshold bar                                           | Intact                                                    |                 |
| 8.5 Return of door      | White painted 6 panelled door with frosted pane of glass to top of door |                                                           |                 |
| 8.6 Door Fixtures       | Shiny lever handle;<br>Robe hook;<br>3 hinges                           |                                                           |                 |
| 8.7 Framework           | Painted white                                                           | Old defects under                                         |                 |
| 8.8 Ceiling             | Painted white over plaster                                              | Good condition                                            |                 |
| 8.9 Walls               | Painted cream over plaster;<br>White painted picture rail               | Newly painted and in good condition;<br>In good condition |                 |
| 8.10 Skirting           | Painted white                                                           | Good condition                                            |                 |
| 8.11 Flooring           | Beige fitted laid carpet                                                | Good condition                                            |                 |
| 8.12 Lighting           | 3 light fittings to ceiling with bulbs                                  | Tested and working                                        |                 |
| 8.13 Switches & Sockets | 1 single dimmer;<br>double sockets<br>1 BT point;<br>1 TV aerial point  | As fitted                                                 |                 |
| 8.14 Radiators/heaters  | White radiator with 1 valve and 1 thermostatic control                  | No tested                                                 |                 |

## 8. Bedroom 2 (Cont.)

|                                        |                                                                                                                                                                                                                                                |                                                                                                        |  |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--|
| 8.15 Windows & Fixtures                | Window with 2 panes of glass to top window and 2 panes of glass to bottom window;<br>Brass window fastener;<br>2 bolt locks to top window;<br>White painted framework;<br>White painted robe hook left hand side and right hand side of window | Frameworks newly painted                                                                               |  |
| 8.16 Window dressings                  | Orange lined below sill length curtain with eyelet headings fitted to white curtain rail with white ball finials                                                                                                                               | Sun bleached to edges of curtains;<br>Curtain drawers smoothly                                         |  |
| 8.17 Attached to walls                 | Bevelled mirror fitted to wall with 4 screw heads                                                                                                                                                                                              | Secure;<br>Silvering around edges of mirror                                                            |  |
| 8.18 Fitted Cupboards                  | White painted beaded cupboard door with chrome handle;<br><br>White painted beaded cupboard door with chrome pull handle to each                                                                                                               | Newly painted                                                                                          |  |
| 8.19 Interior                          | Painted cream;<br>Cream hat shelf                                                                                                                                                                                                              | Unable to inspect due to height reasons                                                                |  |
| 8.20 Interior of 1st cupboard from LHS | White painted beaded cupboard door with chrome pull handle;<br>4 cream shelves                                                                                                                                                                 |                                                                                                        |  |
| 8.21 RHS cupboard interior             | White painted beaded cupboard doors with chrome pull handle to each;<br>Interior painted cream<br>Chrome hanging rail;<br>Spare wire hangers                                                                                                   |                                                                                                        |  |
| 8.22 Bed                               | Wooden slatted bed base;<br>Double mattress;<br>Metal headboard and bed base                                                                                                                                                                   | Secure and in good condition;<br>Visible marks to wooden ends of bed                                   |  |
| 8.23 Bedside tables                    | Wooden bedside table with wooden pull out drawer with black circular ring handle                                                                                                                                                               | Distressed scratch marks and water stains to surface ;<br>Visible chips to front edge of bedside table |  |
| <b>Small Items</b>                     |                                                                                                                                                                                                                                                |                                                                                                        |  |
| 8.24 Additional                        | White wicker basket;<br>Crystal beaded make up mirror on metal base                                                                                                                                                                            | Make up mirror in good order                                                                           |  |

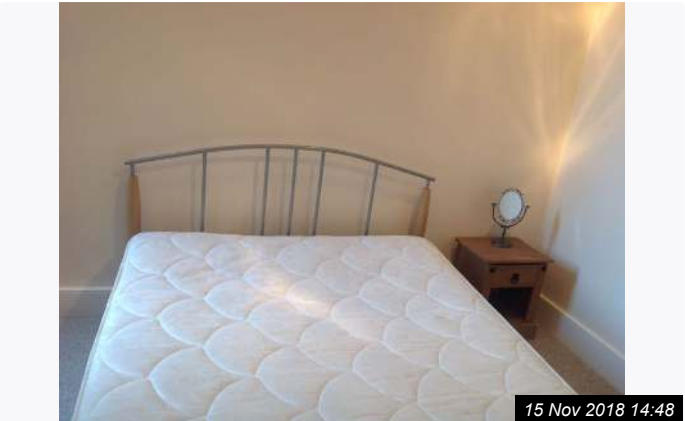
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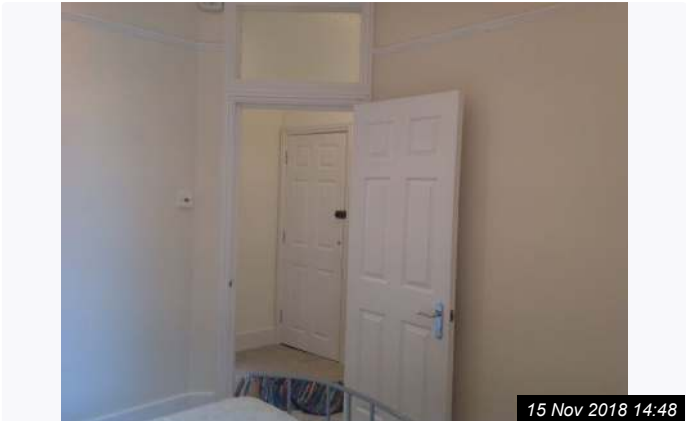
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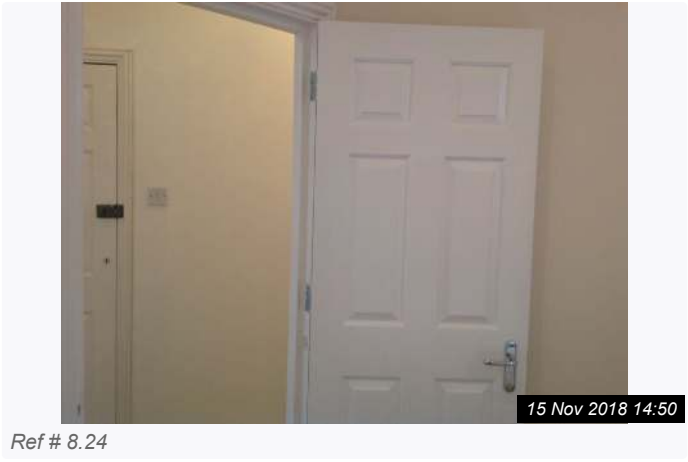
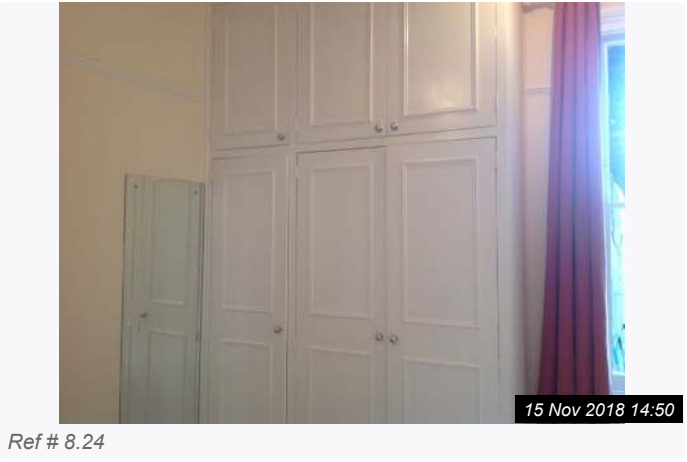
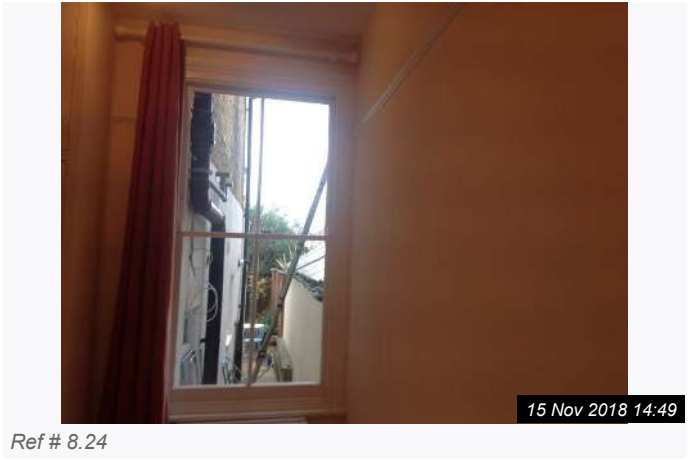
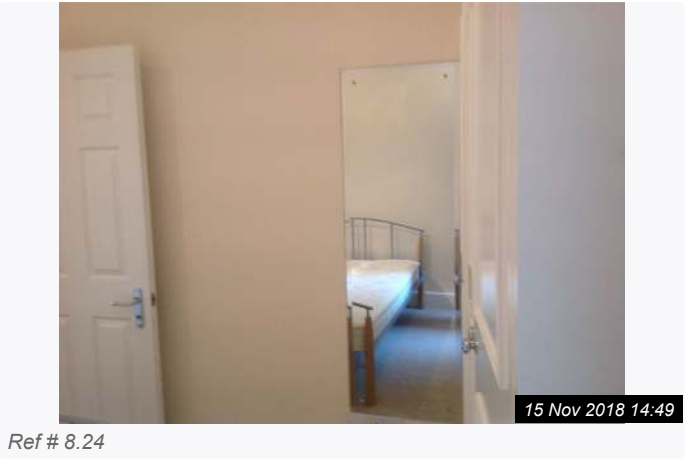
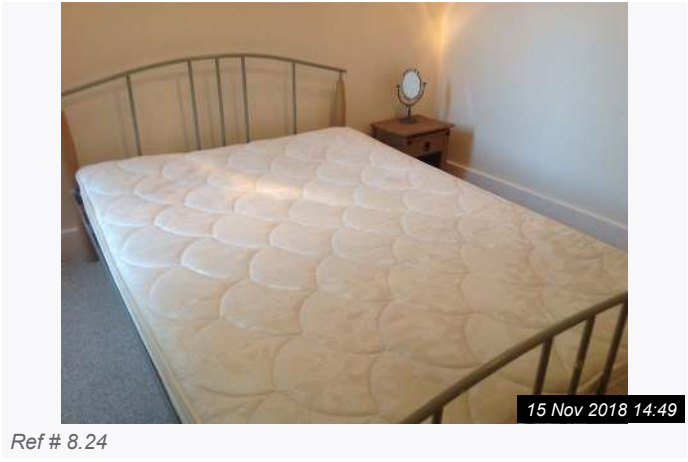


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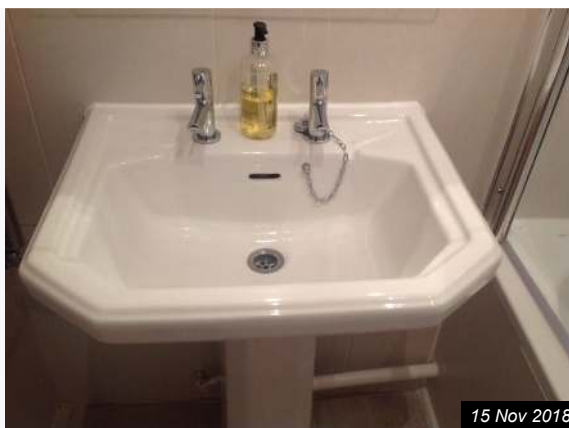


## 9. Bathroom

| Item                    | Description                                                                                                               | Condition                                   | Tenant Comments |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------|
| 9.1 Door                | White painted 6 panelled door                                                                                             |                                             |                 |
| 9.2 Door Fixtures       | Shiny lever handle<br>3 hinges                                                                                            |                                             |                 |
| 9.3 Framework           | Painted white                                                                                                             | Old defects under                           |                 |
| 9.4 Threshold           | stainless steel                                                                                                           | in tact                                     |                 |
| 9.5 Return of door      | White painted 6 panelled door                                                                                             | Good condition                              |                 |
| 9.6 Door Fixtures       | Shiny lever handle<br>White robe hook<br>Chrome latch lock<br>3 hinges                                                    |                                             |                 |
| 9.7 Framework           | Painted white                                                                                                             | Old defects under                           |                 |
| 9.8 Ceiling             | Painted white over plaster                                                                                                | Good condition                              |                 |
| 9.9 Walls               | Limestone wall tiles with cream grouting                                                                                  | Good condition                              |                 |
| 9.10 Flooring           | Cream limestone tiled flooring;<br>Chrome doorstep fitted to floor directly behind door                                   | Good condition<br>discoloration to grouting |                 |
| 9.11 Lighting           | 2 light fittings to ceiling with bulb to each;<br>White ceiling rose with cord and chrome acorn to turn lights on and off | Tested and working                          |                 |
| 9.12 Radiators/heaters  | Ladder heated towel rail with fitments                                                                                    | Not tested                                  |                 |
| 9.13 Attached to walls  | Mirror wall mounted to wall;<br>Glass shelf below fitted to chrome brackets to wall;<br>Extractor to wall                 | Extractor noisy when light turned on        |                 |
| 9.14 Windows & Fixtures | Window with 2 frosted panes of glass;<br>Chrome stay to top of window;<br>Limestone tiled window ledge                    | Paint marked to stay<br>Glazing in tact     |                 |

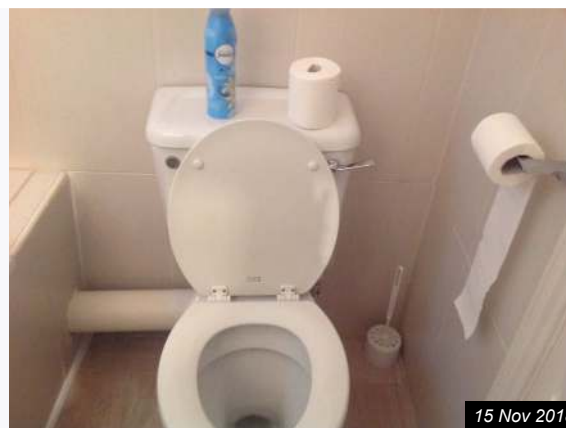
## 9. Bathroom (Cont.)

|                 |                                                                                                                                                                                                                                                                                                                                               |                                                           |  |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--|
| 9.15 Sink       | White pedestal hand basin;<br>Hot and cold mixer taps;<br>Chrome spout to each;<br>Chrome chain and chrome plug;<br>Chrome waste                                                                                                                                                                                                              | Good condition                                            |  |
| 9.16 WC         | White Carrara Matta WC;<br>White seat and lid;<br>Chrome lever flush                                                                                                                                                                                                                                                                          | Good condition                                            |  |
| 9.17 Bath       | Roca bath with limestone tiled bath panel<br>Chrome riser with square showerhead;<br>Microphone showerhead with hose;<br>Hot and cold mixers fitted to chrome bracket to wall;<br>Hot and cold mixer taps with chrome spout to each;<br>Chrome overflow;<br>Chrome waste;<br>Double glass shower screen with aluminium frame and plastic trim | Shower screen opens inwardly in good condition and intact |  |
| 9.18 Additional | Shower scraper ;<br>Soap pump;<br>Toilet roll;<br>Air febreze;<br>White WC brush and holder                                                                                                                                                                                                                                                   | Brush and holder in use                                   |  |



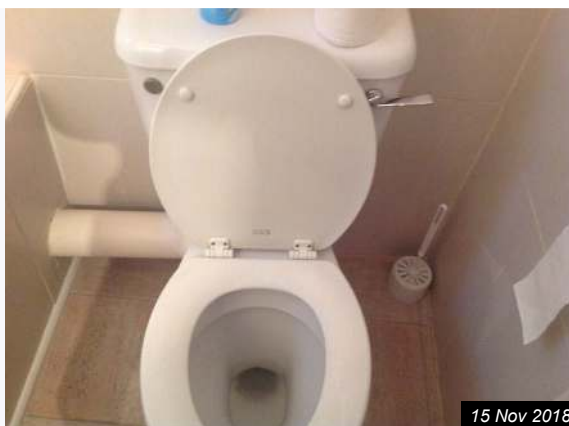
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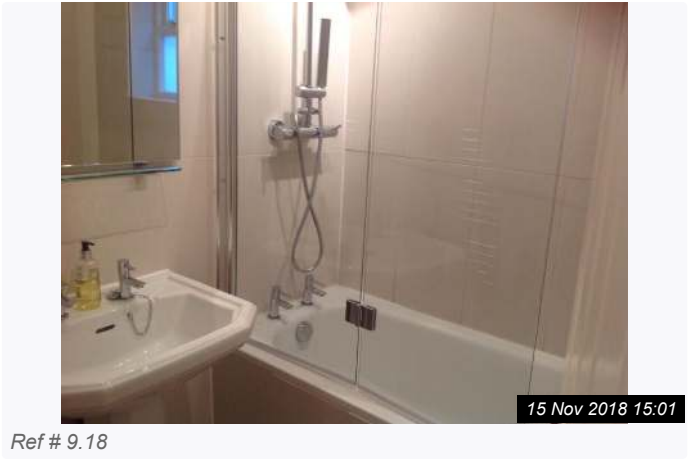
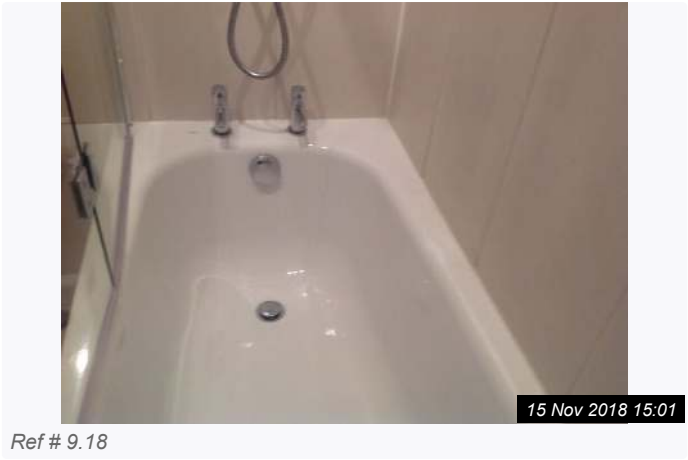
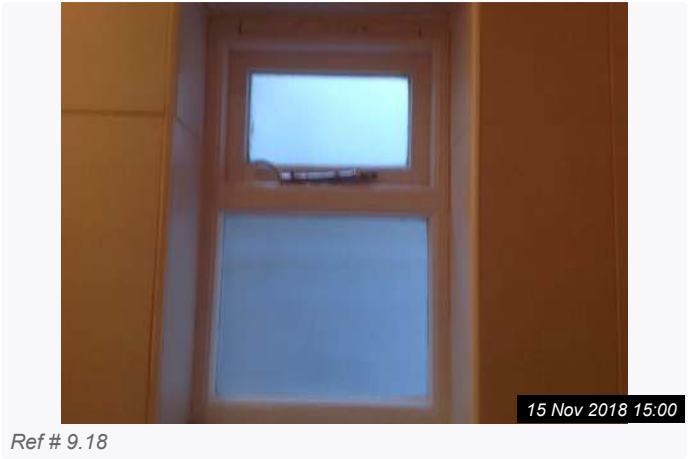
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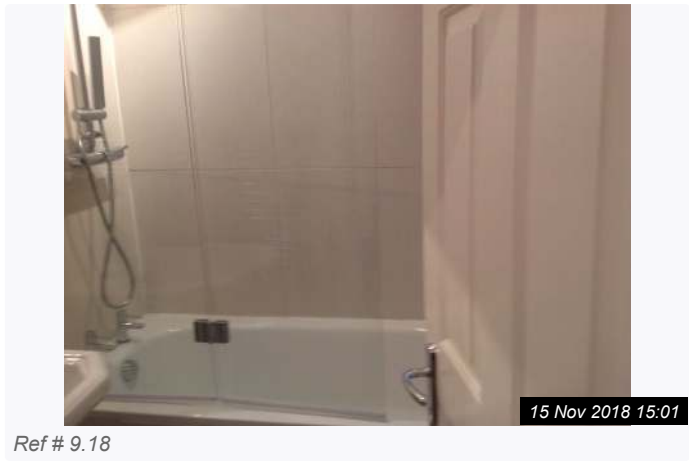
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9. Bathroom (Cont.)



9. Bathroom (Cont.)



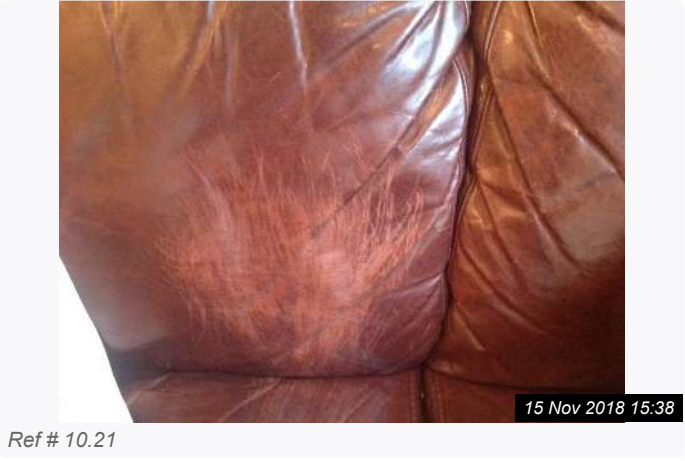
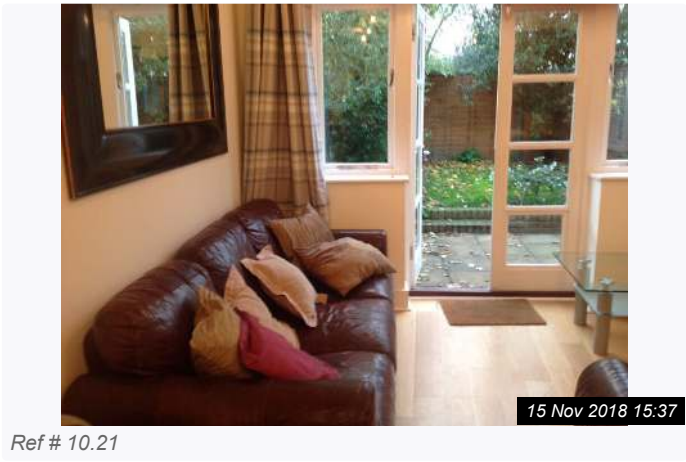
## 10. Open Plan Reception Room

| Item                    | Description                                                                                                                                                                                                              | Condition                                                                                                                                                                       | Tenant Comments |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 10.1 Ceiling            | Painted white over plaster                                                                                                                                                                                               | Good condition                                                                                                                                                                  |                 |
| 10.2 Coving             |                                                                                                                                                                                                                          |                                                                                                                                                                                 |                 |
| 10.3 Walls              | Painted cream over plaster                                                                                                                                                                                               | In good condition                                                                                                                                                               |                 |
| 10.4 Skirting           | Painted cream                                                                                                                                                                                                            | Good condition                                                                                                                                                                  |                 |
| 10.5 Flooring           | Wooden flooring<br>brown Coir mat                                                                                                                                                                                        | Intact<br>Good condition<br>Visible scrape mark and heel indentations to floor throughout;<br>Approximately 15 cm scratch to centre of floor;<br>Scattered scratches throughout |                 |
| 10.6 Lighting           | Ceiling drop recess lights                                                                                                                                                                                               | Tested and working                                                                                                                                                              |                 |
| 10.7 Switches & Sockets | 1 BT point<br>2 double sockets                                                                                                                                                                                           | As fitted                                                                                                                                                                       |                 |
| 10.8 Radiators/heaters  | White radiator with white painted radiator cabinet white painted shelf over                                                                                                                                              | Not tested                                                                                                                                                                      |                 |
| 10.9 Windows & Fixtures | 1st window with double pane of glass to top with chrome stay;<br>Double glazed pane to bottom;<br>White painted window ledge;<br><br>Double glazed window with chrome stay and chrome lever handle;<br>Spiral window key | Glazing clean                                                                                                                                                                   |                 |
| 10.10 Window dressings  | Stripy roller blind with white bobble cord                                                                                                                                                                               | Opens and closes in good order<br>Glazing clean                                                                                                                                 |                 |
| 10.11 Attached to walls | Black glazed frame to left hand side wall;<br>Black distressed rectangular mirror fitted to wall;<br>Glazed print in black frame signed by Jeremy;<br>Wireless system Drayton thermostat                                 | Mirror in good order                                                                                                                                                            |                 |

## 10. Open Plan Reception Room (Cont.)

|                        |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                |  |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 10.12 Doors to garden  | Pair of glazed doors with 4 panes to left hand side and right hand side;<br>Latch lock to top of left hand side door and latch lock to top of right hand side door;<br>Spiral lock to bottom of left hand and right hand doors;<br>Chrome stay with lock and key to left hand side door;<br>Chrome stay 1 chrome lever handle to right and side | Glazing in tact                                                                                                                                                |  |
| 10.13 Window dressings | Pair of grey striped lined curtains fitted to a wooden curtain rail with wooden finials                                                                                                                                                                                                                                                         | Good condition                                                                                                                                                 |  |
| 10.14 Console table    | Wooden console table with wooden shelf below                                                                                                                                                                                                                                                                                                    | Good condition                                                                                                                                                 |  |
| 10.15 Sofas            | Brown leather effect 3 seater sofa ;<br>Assortment of 5 brown and beige scatter cushions;<br>Purple and gold scatter cushions;<br><br>Brown leather effect sofa with creased effect to back and front                                                                                                                                           | Purple and gold scatter cushion stained and has visible hole to front;<br>Visible scratch marks to 2nd back seat pad large sofa<br>Distressed finish - not new |  |
| 10.16 Coffee table     | Glass topped rectangular coffee table with frosted shelf below                                                                                                                                                                                                                                                                                  | Good condition                                                                                                                                                 |  |
| 10.17 TV stand         | Glass corner TV unit                                                                                                                                                                                                                                                                                                                            | Good condition                                                                                                                                                 |  |
| 10.18 TV               | Toshiba television with remote control                                                                                                                                                                                                                                                                                                          | Not tested                                                                                                                                                     |  |
| 10.19 Dining Table     | Glass topped dining table                                                                                                                                                                                                                                                                                                                       | Good condition<br>dirty to ingress table edges                                                                                                                 |  |
| 10.20 Dining Chairs    | 4 wooden backed chairs with cream padded seat cushions and wooden legs                                                                                                                                                                                                                                                                          | Good condition                                                                                                                                                 |  |
| 10.21 Additional       | Large burgundy patterned shallow bowl;<br>3 brown leather effect storage containers;<br>Phillips DVD player;<br>Freestanding Brabantia bin ;<br>6 tea lights                                                                                                                                                                                    | Good condition and working order                                                                                                                               |  |

10. Open Plan Reception Room (Cont.)



10. Open Plan Reception Room (Cont.)



Ref # 10.21



Ref # 10.21



Ref # 10.21



Ref # 10.21



Ref # 10.21



Ref # 10.21

## 11. Open Plan Kitchen

| Item                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Condition                                                           | Tenant Comments |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------|
| 11.1 Ceiling            | Painted white over plaster                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Good condition                                                      |                 |
| 11.2 Walls              | White wall tiles<br>part cream wall painted                                                                                                                                                                                                                                                                                                                                                                                                                                     | Discoloured grouting<br>Good condition                              |                 |
| 11.3 Skirting           | Painted cream                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Good condition                                                      |                 |
| 11.4 Flooring           | Wooden flooring                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | light scratches throughout                                          |                 |
| 11.5 Lighting           | 4 single lights with bulb to each;<br>1 triple light to ceiling with 3 bulbs                                                                                                                                                                                                                                                                                                                                                                                                    | Tested and working;<br>Tested and working                           |                 |
| 11.6 Switches & Sockets | 3 double sockets<br>1 single socket<br>4 fuse switches<br>1 oven switch<br>1 double white dimmer                                                                                                                                                                                                                                                                                                                                                                                | As fitted                                                           |                 |
| 11.7 Radiators/heaters  | White radiator with 1 valve and 1<br>thermostatic control                                                                                                                                                                                                                                                                                                                                                                                                                       | Not tested                                                          |                 |
| 11.8 Windows & Fixtures | Window with 2 frosted panes of<br>glass;<br>Chrome stay and chrome lever to<br>left hand side window;<br>White painted framework;<br>Cream tiled window ledge                                                                                                                                                                                                                                                                                                                   | Framework with old defects under;<br>Window ledge in good condition |                 |
| 11.9 Window dressings   | Green and blue stripy roller blind<br>with white bobble cord                                                                                                                                                                                                                                                                                                                                                                                                                    | Blind opens and closes in good<br>order;<br>Cord knotted            |                 |
| 11.10 Fitted cupboard   | 6 panelled door with shiny lever<br>handle;<br>Chrome robe hook fitted to reverse<br>of door;<br>Cream painted ceiling and walls;<br>Wooden baton with 4 brass hooks;<br>Step ladder;<br>Drying rack;<br>Ironing board with water droplet<br>cover;<br>Grey plastic bin;<br>Henry hoover with attachments;<br>Purple dustpan and brush;<br>Long handled swisher;<br>2 blue garden cushions;<br>Assortment of bed linen in plastic<br>bags;<br>Heater;<br>Landlord items in bags | bed linens and other items stored<br>back cupboard landlord own     |                 |

## 11. Open Plan Kitchen (Cont.)

|                                       |                                                                                                                                                             |                   |  |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--|
| 11.11 Attached to walls               | Wooden framed picture of Vino Rosso in wooden frame ;<br>Wooden glazed picture of man putting a record on a record player;<br>Carbon monoxide alarm to wall | No glazing        |  |
| 11.12 Kitchen Units                   | Range of light wooden cupboard doors chrome handles                                                                                                         | in tact           |  |
| 11.13 Interior                        | Wooden cupboard door with chrome bar handle;<br>Vaillant boiler                                                                                             | Boiler not tested |  |
| 11.14 1st wall unit from LHS interior | 1 wooden shelf;<br>1 red pepper grinder                                                                                                                     |                   |  |
| 11.15 Next unit interior              | 2 shelves;<br>1 patterned bowl;<br>1 bottle of oil                                                                                                          |                   |  |
| 11.16 Next unit interior              | 3 shelves                                                                                                                                                   |                   |  |
| 11.17 Next unit interior              | 5 purple wine glasses;<br>Assortment of 3 white wine glasses;<br>Assortment of tall and short juice glass                                                   |                   |  |
| 11.18 Next unit interior              | 2 shelves;<br>Assortment of tall juices and wine glasses;<br>3 champagne flutes;<br>2 white wine glasses;<br>4 coffee mugs                                  |                   |  |
| 11.19 Next unit interior              | 1 shelf ;<br>1 wooden handled wok;<br>1 cafetierre;<br>Glass pot with lid;<br>Plastic container with blue lid                                               |                   |  |

## 11. Open Plan Kitchen (Cont.)

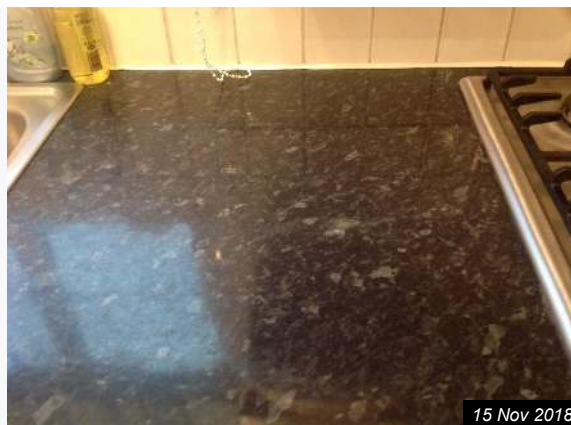
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| 11.20 1st base unit from LHS | <p>Bank of 3 drawers;<br/> 1 wooden cutlery tray to interior of 1st drawer;<br/> 1 pair of grey and black scissors;<br/> 1 pair of black ended scissors;<br/> 1 measuring .....;<br/> 1 silver measuring spoon;<br/> 2 small whisk blades;<br/> 1 can opener;<br/> 5 olive skewers;<br/> 1 small plastic fork;<br/> cream plastic ended fork;<br/> 9 teaspoons;<br/> 7 spoons;<br/> 3 silver soup spoons;<br/> 4 stainless steel serving spoons;<br/> 8 stainless steel forks;<br/> 9 knives;</p> <p>Spare plastic bags to interior of 2nd drawer;<br/> Pegs;<br/> Slice of Organic Life cookery book;<br/> 4 wooden place mats;<br/> Spare plastic bags;<br/> Instruction manuals: smoke alarm instruction manual, carbon monoxide instruction manual, 2 Worcester boiler instruction manuals, thermostat instruction manual ;</p> <p>Wooden bowl to interior of 3rd drawer;<br/> Spare bulbs;<br/> Plastic bag;<br/> BT splitter;</p> <p>Bag of cabling to interior of 4th drawer</p> |  |  |
| 11.21 Next unit              | <p>Wooden cupboard door with chrome handle;<br/> Cleaning products to interior;<br/> Plastic hook;<br/> Integral pipework;<br/> Washing up bowl;<br/> Red metal plate rack;<br/> Box of tools</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |

## 11. Open Plan Kitchen (Cont.)

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|
| 11.22 Next unit                   | <p>Bank of 3 wooden drawers with silver chrome handle to each;<br/>Metal can opener to interior of 1st drawer;<br/>Whisk;<br/>2 wooden ladles;<br/>1 oven handle;<br/>1 black handled fork;<br/>1 pair of silver tongs;<br/>1 wooden slice;<br/>1 black handled fish slice;<br/>1 wooden handled fork;<br/>1 oven handle;<br/>1 black handled whisk;<br/>1 Havana Club egg spoon;<br/>1 rolling pin;<br/>1 stainless steel tin opener;<br/>1 stainless steel potato peeler;<br/>1 stainless steel pizza slice;<br/>1 wooden spoon;<br/>1 grey handled scoop;<br/>1 white bowl;<br/>Pair of stainless steel tongs;<br/>Stainless steel potato masher;<br/>Plastic fork;<br/>Metal Corona bottle opener;<br/>2 Viva Tree bottle openers;</p> <p>5 white bowls to interior of 2nd drawer;<br/>1 blue patterned bowl with palm tree;<br/>4 cream patterned bowls;<br/>Small shallow bowls;<br/>3 green and white patterned bowls;<br/>1 cream patterned side plate;<br/>4 white side plates;<br/>3 white dinner plates;</p> <p>1 blender to interior of 3rd drawer;<br/>Weighing scales;<br/>Small oval lasagne dish;<br/>Black plastic bowl;<br/>Glass lasagne dish;<br/>White</p> | Fish slice burnt to handle |  |
| 11.23 Next unit interior          | <p>Stainless steel handled frying pan;<br/>Medium handled frying pan;<br/>Stainless steel handled wok;<br/>Black handled griddle pan;<br/>Cheese grater;<br/>Soup blender;<br/>Plastic bowl;<br/>White plastic colander;<br/>Stainless steel saucepan;<br/>2 cake rings;<br/>1 metal barbecue fish holder;<br/>1 pint glass;<br/>Blender attachments;<br/>1 wooden stand;<br/>1 oven pan;<br/>1 white cutting board</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |  |
| 11.24 Interior of unit below sink | <p>Integral pipework<br/>cleaning products<br/>x1 plastic hook interior door</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | used condition             |  |

## 11. Open Plan Kitchen (Cont.)

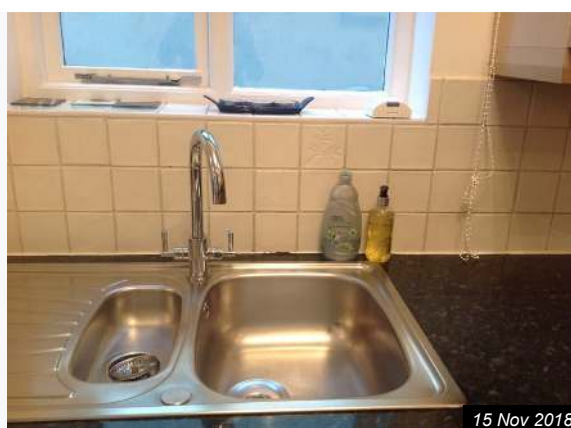
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| 11.25 Kickboards | Wooden                                                                                                                                                                                                                     | in tact                                                                 |  |
| 11.26 Worktop    | Black and grey speckled roll top                                                                                                                                                                                           | In good condition;<br>Circular heat rings to worktop right hand of sink |  |
| 11.27 Sink       | Stainless steel 1.5 sinks;<br>Chrome tap<br>Hot and cold mixers<br>Stainless steel sieve plug                                                                                                                              | Good condition                                                          |  |
| 11.28 Additional | Stainless steel black jug kettle;<br>Stainless steel 2 slice toaster;<br>1 Knife block with 4 black handled knives;<br>1 Kitchen roll holder;<br>1 wooden tray;<br>1 patterned wiping up cloth;<br>Freestanding thermostat | electrical items not tested                                             |  |



Ref # 11.26



Ref # 11.28



Ref # 11.28

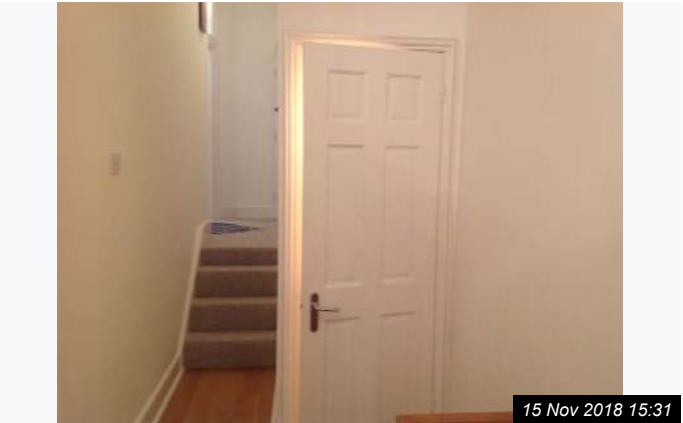


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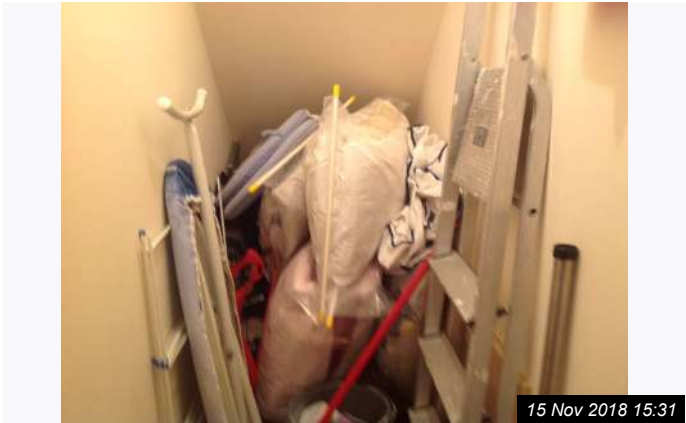
11. Open Plan Kitchen (Cont.)



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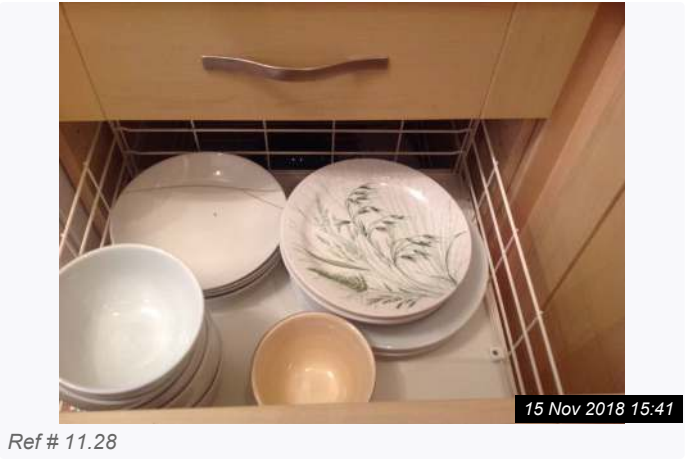
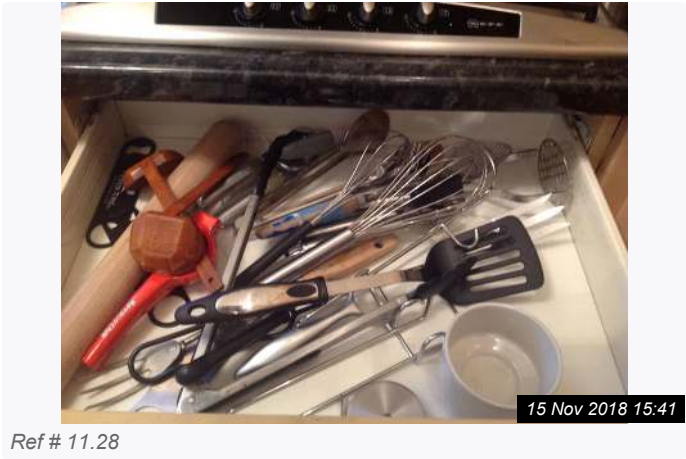
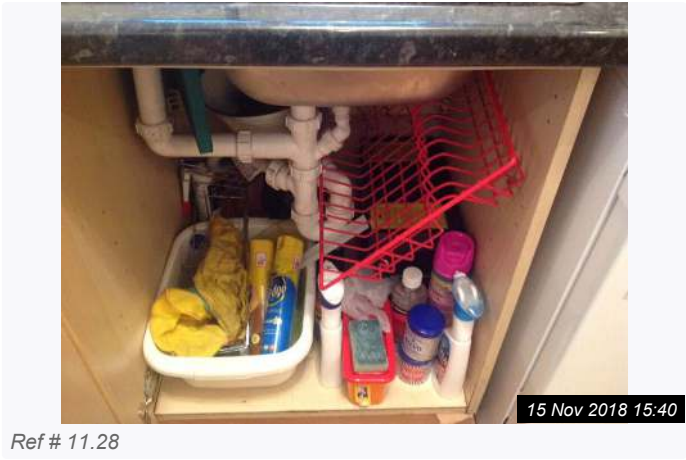
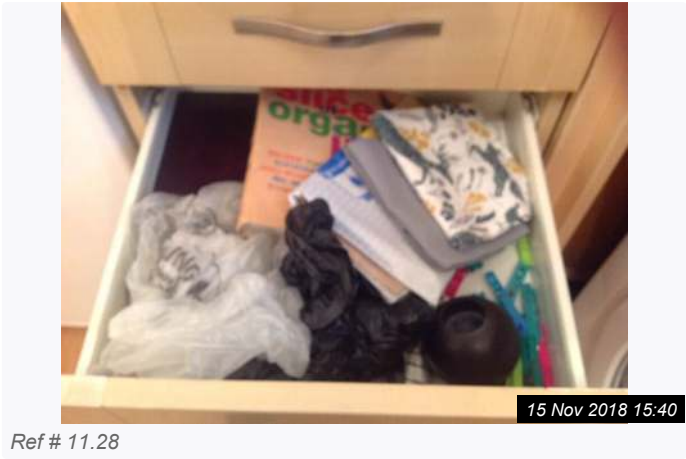


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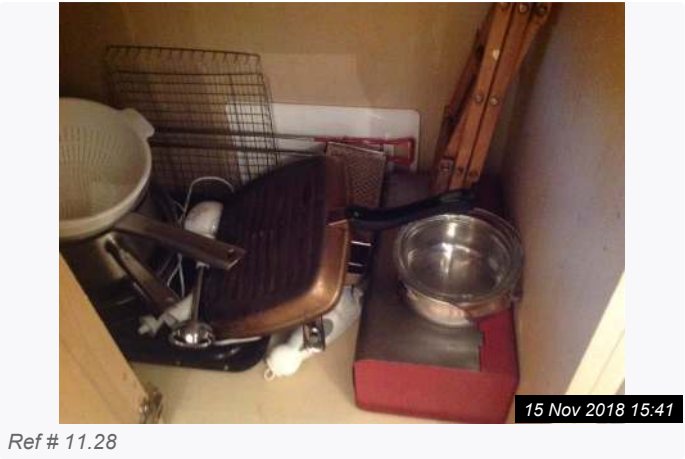


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11. Open Plan Kitchen (Cont.)



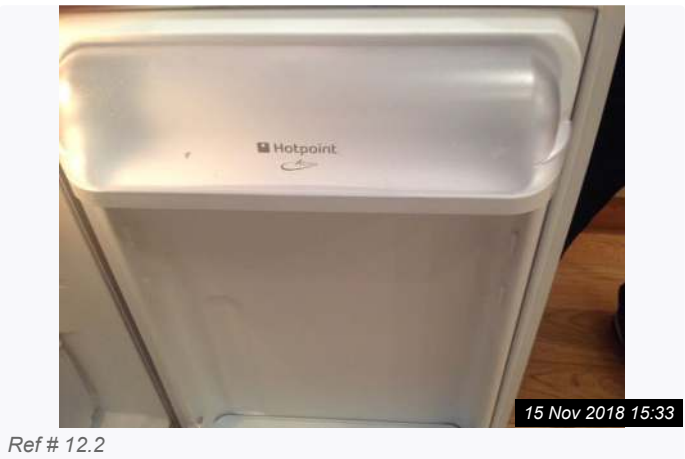
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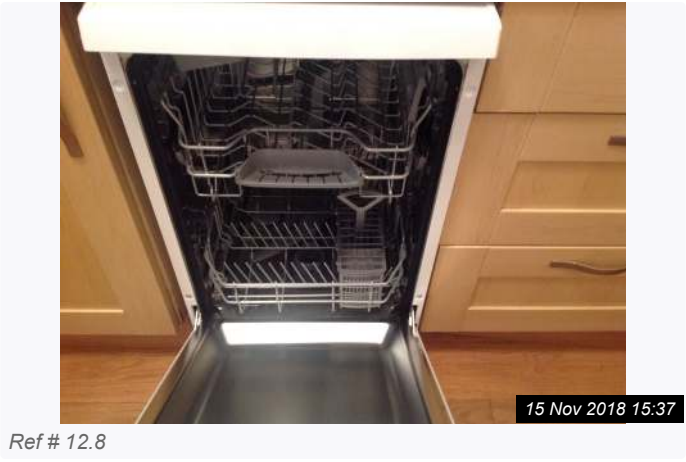
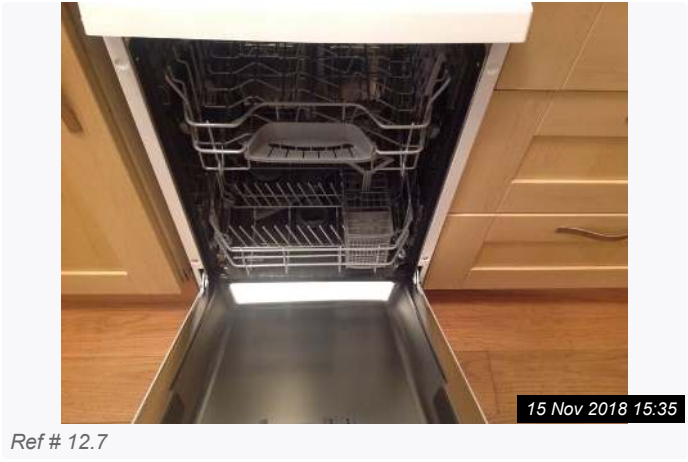
## 12. Kitchen Appliances

| Item                     | Description                                                                                                                                                                                      | Condition                                                                            | Tenant Comments |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------|
| 12.1 Fridge Freezer      | Hotpoint Ice Diamond under unit fridge freezer                                                                                                                                                   | power tested                                                                         |                 |
| 12.2 Interior of fridge  | 1 interior light;<br>1 thermostat;<br>1 safety glass shelf with plastic trim;<br>1 half safety glass shelf with plastic trim;<br>Salad crisper;<br>2 dairy shelves - top shelf with flip top lid | Cracked to salad crisper;<br>Flip top lid detached and not secure to top dairy shelf |                 |
| 12.3 Interior of freezer | Hinged door                                                                                                                                                                                      | drops when fridge door opens not secure                                              |                 |
| 12.4 Oven                | Built in Bosch oven;<br>Glass oven door with black handle<br>Digital clock;<br>4 black push button controls<br>3 large black circular dials;<br>Timer                                            | Clean power tested                                                                   |                 |
| 12.5 Interior of oven    | 2 wire racks;<br>2 oven pans                                                                                                                                                                     | Oven pans rusty and well in use<br>Plastic trim around edge of oven detached         |                 |
| 12.6 Extractor           | Built in extractor not labelled                                                                                                                                                                  | Fan working;<br>Lights not working when power tested;<br>No labelled                 |                 |
| 12.7 Dishwasher          | Hotpoint dishwasher Series 2 Silent Plus                                                                                                                                                         | Power tested                                                                         |                 |
| 12.8 Interior            | 2 wire racks;<br>1 cutlery basket                                                                                                                                                                |                                                                                      |                 |
| 12.9 Washing Machine     | Beko front loading washing machine (Model No. WM5W)                                                                                                                                              | Soap tray clean<br>mould to interior drum<br>power tested                            |                 |
| 12.10 Microwave          | Steel Bush microwave;<br>Digital clock;<br>Push button controls;<br>Large stainless steel dial                                                                                                   | power tested                                                                         |                 |
| 12.11 Microwave Interior | Glass turntable;<br>Cake stand                                                                                                                                                                   |                                                                                      |                 |
| 12.12 Hob                | Neff 4 ring as hob;<br>2 black trivets; Architrave                                                                                                                                               | Tested for power;<br>Back Left hand side burner when tested does not turn on         |                 |
| 12.13 Tumble dryer       | Integrated Hotpoint tumble dryer (Model No. V3DO1)                                                                                                                                               | Power tested                                                                         |                 |

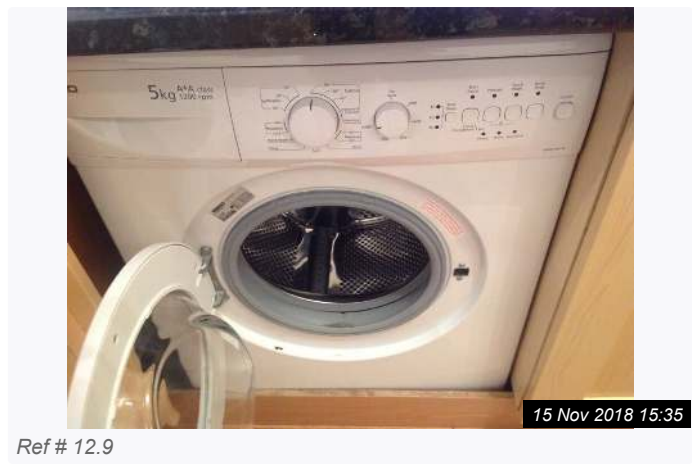
12. Kitchen Appliances (Cont.)



12. Kitchen Appliances (Cont.)



12. Kitchen Appliances (Cont.)



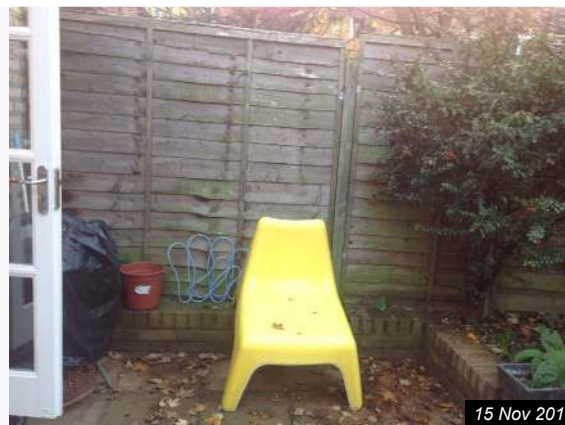
## 13. Garden

| Item                 | Description                                                                                                                                                                                                                                                                                                                                                                                                  | Condition             | Tenant Comments |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------|
| 13.1 Exterior        | Part soiled/part lawn/part concrete floor/slabs and exterior planters;<br>Lawn is leafy, exterior mature tree in good order                                                                                                                                                                                                                                                                                  | Reasonably maintained |                 |
| 13.2 Parameter       | Fenced                                                                                                                                                                                                                                                                                                                                                                                                       | No damage in tact     |                 |
| 13.3 Small Items     | 1 white metal table, 1 blue metal chair, 1 plastic yellow chair, 1 metal step ladder, 2 x drying rack (one is broken), 1 exterior tap with hose; 1 long handled broom, 1 BBQ with black plastic covering, 2 x handled broom, rake, 1 plastic watering can, grey dustpan & brush, 1 wooden brush, 1 wicker basket, grey type trough.;<br><br>Planters: 3 terracotta pots, 1 x grey pot, 1 x grey type trough. | Used                  |                 |
| 13.4 Exterior Lights | 2 x lights - As fitted; wooden threshold worn.                                                                                                                                                                                                                                                                                                                                                               | Not tested            |                 |
| 13.5 Threshold       | Wooden                                                                                                                                                                                                                                                                                                                                                                                                       | worn                  |                 |



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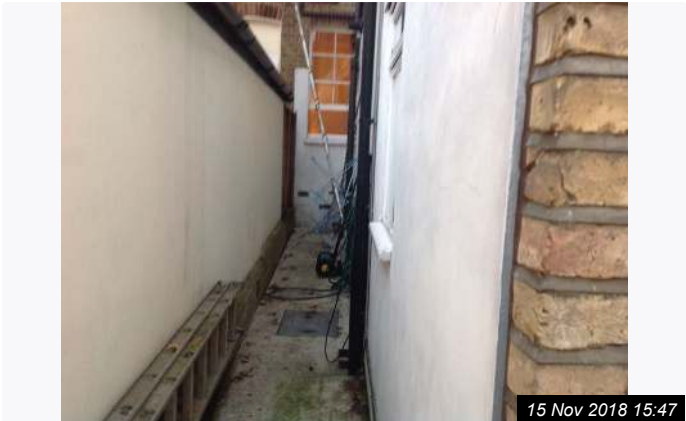
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13. Garden (Cont.)



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13

13. Garden (Cont.)



Ref #13

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

/

/