

Inventory & Check In



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Prepared on behalf of [REDACTED]

Property inspected by [REDACTED]

Address		Carried Out	
Address 1		Day	Month
Address 2			Year
London			
Postcode			10:30

Contents

Notes	2
Areas	4
Schedule of Condition	4
Cleanliness Schedule	5
Alarms	6
Meter Readings	7
Keys	8
Entrance & Hallway	9
Kitchen & Reception	16
Bedroom 1	30
En-suite	35
Bedroom 2	39
Bedroom 3	44
Bathroom	49
Balcony	54
Declaration	56
Appendix	56
Comment Summary	56

Notes

Glossary of Terms:

Brand New - Unused or still in packaging. Will also include room elements in a refurbished or new build property (flooring/heating/electrical items/lighting etc.)

Newly Painted - Freshly painted before start of tenancy.

Good Condition - Used, may show slight wear or marks/defects as noted in report.

Fair Condition - Signs of wear, abrasions, scratches, marks, discolouration or light soiling throughout.

Poor Condition - Heavy wear, abrasions, scratches, marks, discolouration or heavy soiling throughout.

Very Poor Condition - Broken or unusable.

About the Inspection:

This report provides an impartial, accurate and easy to follow schedule of condition of the property on a room by room basis, together with details of its contents if present. It has been prepared on the understanding that where no comment on the condition of an element or item is made by the inventory assessor, the element or item is taken to be in good serviceable condition and without defect(s). This report will specifically comment on, and identify defects or elements and their condition that have been observed during the inspection and will be described in the narrative of the report and evidenced in the photographs contained in the report. Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not necessarily the actual fabric. The description of the listed items is for identification purposes only. The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or valuer. They are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so.

This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. Fixtures and fittings are listed and described; they are not tested unless specified and no comment is made as to the working condition unless specified.

Where the clerk has been instructed to check and/or record a tenant's identification, the clerk or Assist Inventories LTD accept no responsibility whatsoever that the documents produced by the tenant are original, genuine and belong to the tenant; right to rent checks remain the sole responsibility of the landlord or his agent - Assist Inventories or the clerk take no responsibility whatsoever for 'right to rent' checks.

What is inspected:

The inventory clerk carries out a visual inspection of the inside of the property from floor to ceiling together with any contents, fixtures, fittings or loose items and will carry out an inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. Inaccessible areas and loft areas will not be inspected. Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc. Any electrical appliances, smoke alarms, CO2 detectors, electrical items or fittings will be tested for power supply only either by self-test button audible check (beep test) or visual check of power LED light where practical or easily accessible. No comment is made as to the alarm being in proper working order or that the property complies with the Smoke and Carbon Monoxide Alarm (England) Regulations 2015. Boilers, gas fires, water supply, fire alarms and radiators are not tested. With electrical appliances tested, an account will not be given as to the efficiency or safety of the items, we merely state that such an item exists at the property and the current condition.

In the event a request has been made to supply and fit a smoke alarm then Assist Inventories give no guarantee of the said product. Smoke alarms are compliant with landlords legislation and are fitted with a 9V battery, come with a 5 year guarantee (not including battery), have a test button, 85db alarm and low battery warning. Ensuring compliance with the Smoke and Carbon Monoxide Alarm (England) Regulations 2015 including any remedial action required remains the responsibility of the Landlord or their managing agent. Assist Inventories nor its contractors cannot be held liable for any damage caused when removing any smoke or CO2 alarms fitted by us.

The Fire and Safety regulations regarding furnishings, gas and electrical items alike are the responsibility of the Landlord. Where the Inventory notes that an FFR label is seen this should not be interpreted that the item complies with the fire and furnishings (Fire) (Safety) (Amendments) 1993. It is merely a record that the item had a label as described or similar to that detailed in the guide to the regulations as published by the Department of Trade and Industry, January 1997 (or subsequent edition), attached at the time the inventory was compiled.

Mattresses are inspected where possible, therefore it is advisable that beds are not fully made at the time of the inspection, mattresses under fully made and dressed beds cannot be fully inspected. Mattresses which are of a large and heavy disposition will not be lifted in most occasions therefore both sides cannot be fully inspected.

Bed frames and bed slats are not always accessible in the event of a large heavy mattress sitting on top and will therefore only be inspected where possible.

Tenant guidance notes:

It is expected that the property and its contents at check out will be in the same or a better state of cleanliness as noted in the original inventory/at check in. If the original inventory at check in states that the property is 'cleaned to a professional standard' it is strongly advised to employ a professional cleaning contractor to perform an end of tenancy clean. 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. Where

professional cleaners are used a landlord guarantee must be given by the cleaning company – any reputable cleaning company will do this, receipts should be retained and produced if required. At the time of check out all cleaning must be completed, all tenant's items removed and the property left tidy with all items in the same room as described at check in at the end of the tenancy before the check can commence, failure to vacate the property fully at the agreed check out appointment time will result in a cancellation fee (amount depends on size of property) charged.

The main areas for concern are set out below:

- Carpets should be professionally steam cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.
- Curtains and upholstery should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The decor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, dirty marks and fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.
- Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.
- Tumbles Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.
- Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

Condensation/mould:

Modern double glazing can effectively seal a property similar to plastic bag, trapping moisture inside that can lead to mould forming where air is slow to circulate or comes in contact with a cold surface, including behind static furniture - wardrobes, chest of drawers, sofas etc and on walls that are next to windows or are exterior walls, also at wall corners adjoining ceilings etc. It is the tenant's responsibility to ensure the condensation / mould does not form within the property. We advise tenants to ensure the property is well ventilated and adequately heated and where necessary to use a good quality dehumidifier daily, to remove excess moisture within the air to elevate / stop mould forming. Extra care should be taken in bathrooms/wet rooms and regular cleaning should be thorough to prohibit any mould growth otherwise tenants will be liable as this may be seen as neglect of the property.

DID YOU KNOW - The average adult breathes out as much water vapour as they do going to the toilet each day! This on top of the water vapour created from cooking, drying clothes and showering is the main driver for creating condensation and mould within the home.

OWNERSHIP:

This report remains the property of the instructing party and shall not be used or copied without their written permission.

IMPORTANT

This report must be electronically signed by the tenant(s) and returned to the issuing agent within 5 working days from receipt of this report. If the report is not returned by the tenant(s) within this time-scale, any future discrepancies or requested amendments will not be admissible and the report will be deemed as accepted full and final by both landlord/managing agent and tenant. Tenants can make any amendments by clicking on the 'tenants comments' box to the right of each item and have five working days to make any comments or raise any queries. Note that additional comments must be made online and pdf documents cannot be accepted.

1. SCHEDULE OF CONDITION

Ref	Name	Condition	Additional Comments
1.1	Property Particulars	3 bedroom, 2 bathroom furnished apartment	
1.2	Overall Condition	In good overall condition	
1.3	Decorative Order	In good decorative order	
1.4	Instruction Manuals	Not seen	

2. CLEANLINESS SCHEDULE

Ref	Name	Condition	Additional Comments
2.1	Overall General Cleanliness	Professionally clean with minor omissions - no receipt seen	
2.2	Flooring	Discolouration and marks to bathroom floors and stains to carpets	
2.3	Glazing	Clean to interior	
2.4	Upholstery/Furniture	Clean	
2.5	Curtains/Blinds	In order	
2.6	Lighting	In order	
2.7	Electrical Appliances	Light marks to appliances	
2.8	Kitchen	Clean	
2.9	Bathroom(s)	Light limescale residue to fittings	

3. ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
3.1	Smoke Alarm	1 in hallway 1 in reception 1 in bedroom 1 1 in bedroom 2 1 in bedroom 3	Tested for power, sound emitted	
3.2	Heat Detector	1 in kitchen	Tested for power, sound emitted	



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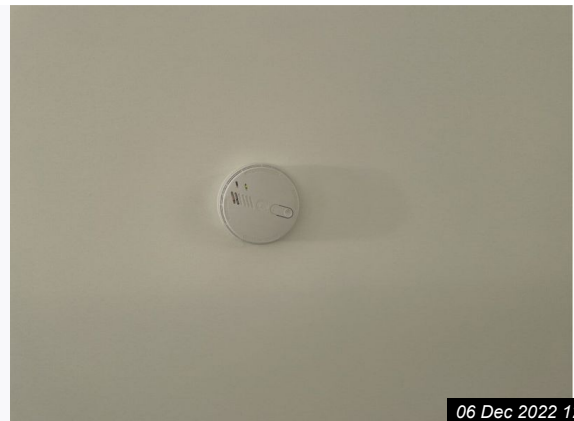
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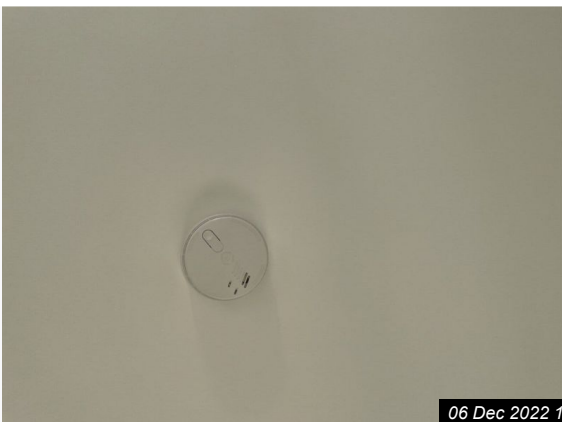
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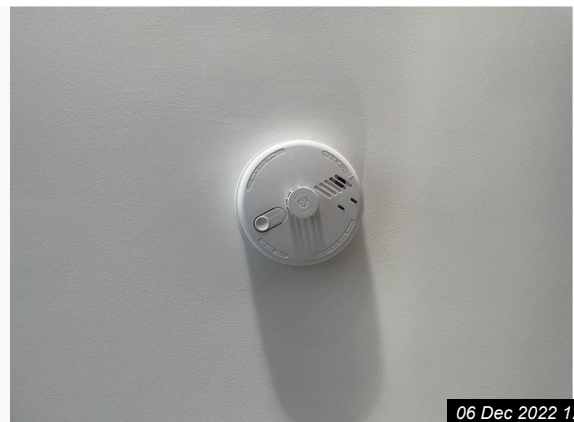
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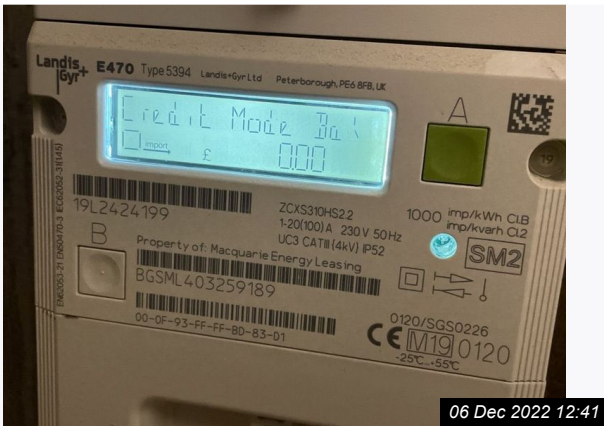


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4. METER READINGS

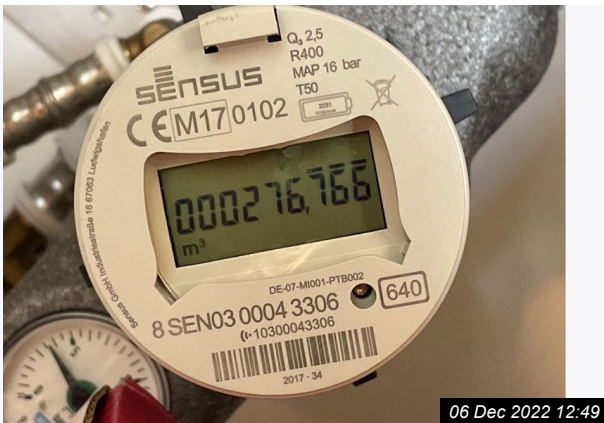
Ref	Name	Location/Serial Number	Reading	Additional Comments
4.1	Electric Meter	Location: communal hallway cupboard SN: 19L2424199	06240 kWh £0.00 credit mode balance	
4.2	Water Meter	Location: kitchen unit under sink SN: 00043306	000276,766	
4.3	Heat Meter	Location: hallway cupboard SN: 71550849	009813.7 kWh 0301.828 m3	



Ref # 4.1



Ref # 4.1



Ref # 4.2



Ref # 4.3



Ref # 4.3

5. KEYS

Ref	Name	Description	Additional Comments
5.1	Keys at Check In	3 fobs 3 front door keys 1 mail box key	
5.2	Keys at Check Out		



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Ref # 5.1



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6. ENTRANCE & HALLWAY				
Ref	Name	Description	Condition	Additional Comments
6.1	Front Door (External)	White painted wooden door White painted wooden frame Chrome plaque with numeral "3505" Chrome spyhole Chrome lever handle with lock	Scuffs and scratches to door frame Light indents to door mid-level Angle chips to leading edge	
6.2	Front Door (Internal)	White painted wooden door White painted wooden frame Chrome spyhole with cover Chrome security chain and latch Chrome lever handle with twist lock	Chips and scuffs to door frame Door in good condition	
6.3	Floor	Dark wood laminate flooring	In good condition	
6.4	Walls	White painted walls	Scuffs and grubby rub marks Chips to angles	
6.5	Skirting/ Architraves/ Woodwork	White painted wooden skirting	Light scuff and rub marks	
6.6	Ceiling	White painted ceiling	Good condition	
6.7	Lighting	4 x ceiling mounted spotlights	Working order	
6.8	Electric Switches	6 x chrome light switches	Working order	
6.9	Electric Sockets	1 x chrome double socket	In order Not tested	

6. ENTRANCE & HALLWAY (CONT.)

6.10	Storage Cupboard 1	White painted wooden door White painted wooden frame 2 x chrome handles White painted interior walls Wall mounted light Wall mounted fuse box Wall mounted Greenwood Airvac system 1 x wall mounted Danfoss unit with heat meter Beko Dryer 3 x push buttons 1 x dial Serial number: 2121115611 Smeg washing machine 6 x push buttons 1 x dial Serial number: 12180349091200140308 Grey Hayden vacuum Black plastic bin 2 x white extension leads 1 x pink and grey broom 1 x pink and grey mop bucket with mop	Dryer in good condition Filter clean Washing machine in good condition Scuffs and marks to interior walls Door and frame in good condition Light in working order Electrical items appears in good order, not tested Contents in good used condition	
6.11	Storage Cupboard 2	White painted wooden door with chrome handles White painted wooden frame White painted interior 3 chrome fixed rails 2 grey clothes airers White metal ironing board with patterned cover Purple and white iron	Scuffs and marks to interior walls 2 chipped scrape marks to door exterior Contents in good used condition	
6.12	Accessories	1 x wall mounted black framed picture 1 x wall mounted white framed mirror 1 x white plastic entry phone 1 x 3 tier metal shoe rack with plastic tray 2 x grey rugs 1 x brown doormat 1 x black rubber doorstop	Good condition to picture frame Good condition to mirror Entry phone not tested Good condition to shoe rack Good condition Good condition to doormat Good condition	

6. ENTRANCE & HALLWAY (CONT.)



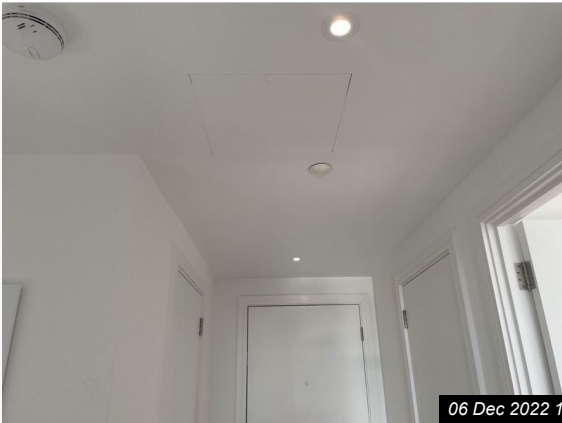
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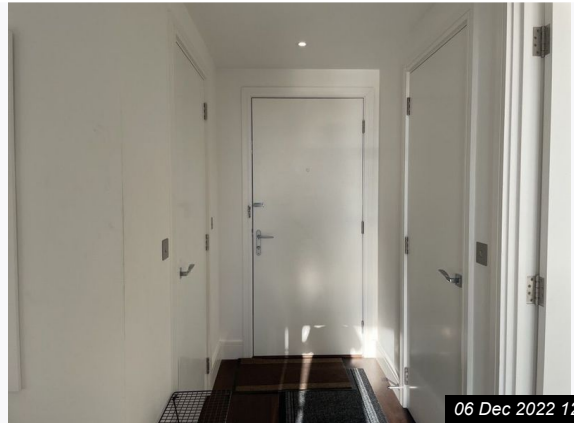
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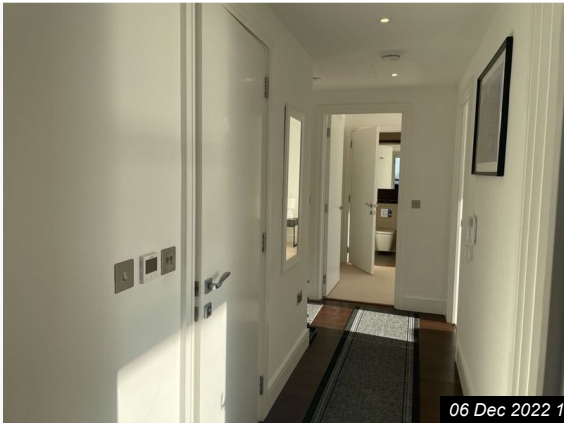
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6. ENTRANCE & HALLWAY (CONT.)



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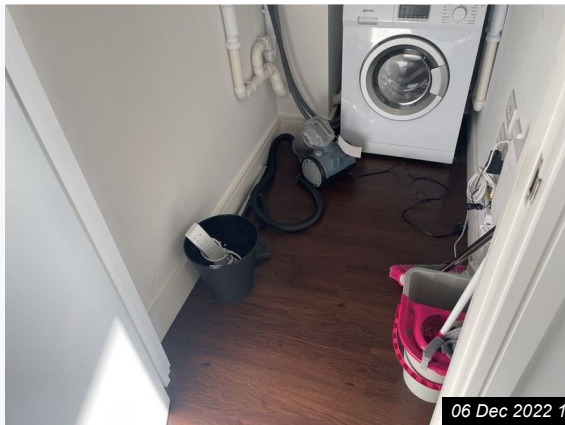
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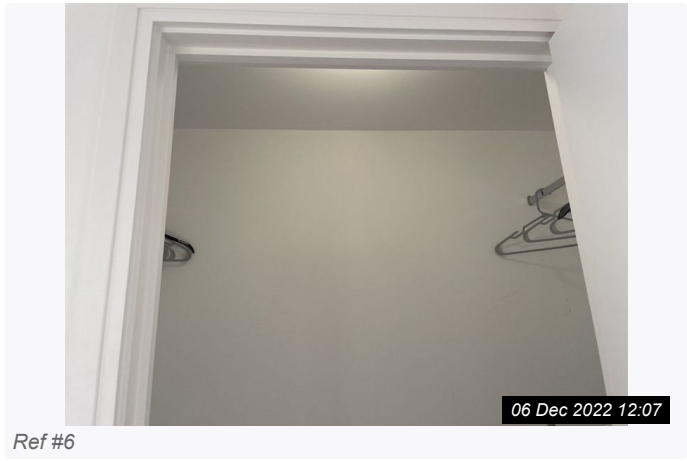
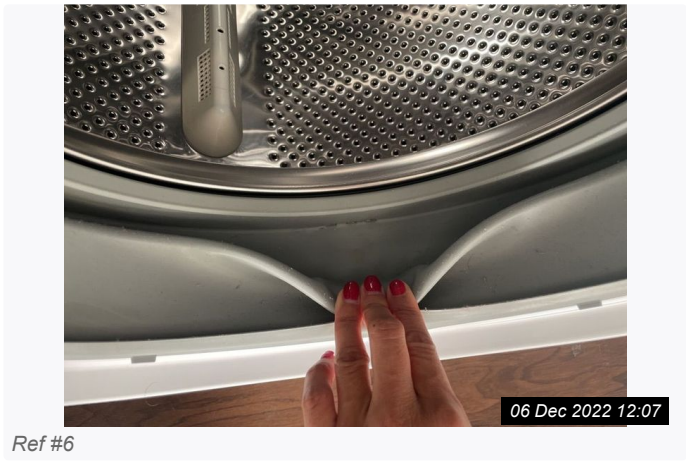
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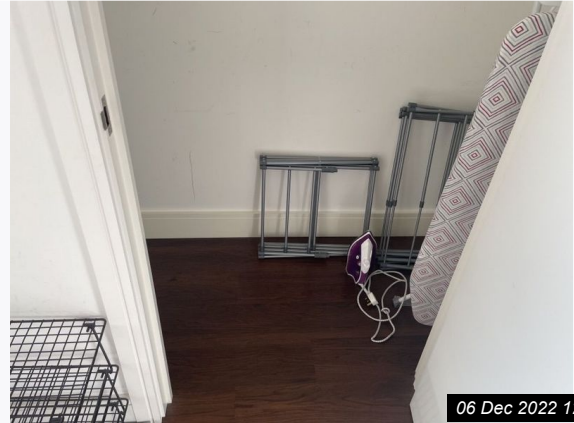
6. ENTRANCE & HALLWAY (CONT.)



6. ENTRANCE & HALLWAY (CONT.)



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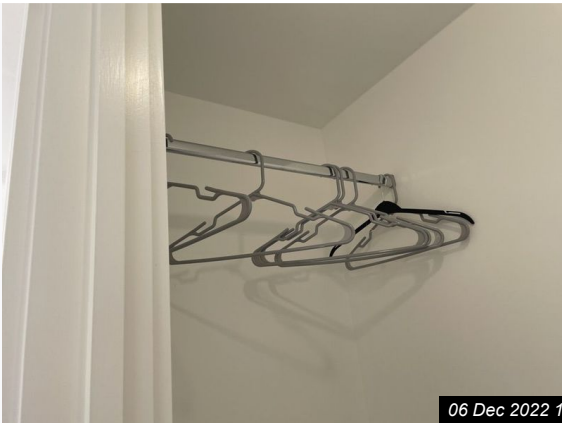
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6. ENTRANCE & HALLWAY (CONT.)



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7. KITCHEN & RECEPTION				
Ref	Name	Description	Condition	Additional Comments
7.1	Door	White painted wooden door White painted wooden frame 2 x chrome handles	Scuffs and grubby marks to door Frame in good condition	
7.2	Floor	Dark wood laminate flooring	Light surface scratches Generally in good condition	
7.3	Walls	White painted walls White glass splash back	Scuffs and grubby marks in places Lightly shaded in areas Chips to angles Good condition	
7.4	Skirting/ Architraves/ Woodwork	White painted wooden skirting	Light scuff and rub marks	
7.5	Ceiling	White painted	Good condition	
7.6	Lighting	8 x ceiling mounted spotlights	Working order	
7.7	Electric Switches	3 x chrome light switches 1 x chrome panel with 6 x fuse switches	Working order	
7.8	Electric Sockets	6 x chrome double sockets	In order Not tested	
7.9	Windows	5 x window units Unit 1: White metal frame 1 x fixed window 1 x opening window with white metal handle Unit 2: White metal frame 1 x balcony door with white metal handle Unit 3: White metal frame 1 x fixed window Unit 4: White metal frame 1 x fixed window Unit 5: White metal frame 1 x fixed window 1 x opening window with white metal handle	Glazing clean to interior and exterior Usage marks to low level of frame Light scuffs and scratches to frame Glazing clean to interior and exterior Frame in good condition Glazing clean to interior and exterior Frame in good condition Frame in good condition Glazing clean to interior Lightly weathered to exterior Light marks to frame Glazing clean to interior Slightly weathered to exterior	

7. KITCHEN & RECEPTION (CONT.)				
7.10	Curtains/Blinds	5 x white vertical blinds with white plastic twist rods	All in working order Slight creases to veins in places Usage marks and heavier creases to balcony door blind Not fully attached to low level with 1 x weight broken to balcony door window	
7.11	Kitchen Base Units	Grey wood laminate base units Grey wood laminate doors with no handles Units opening into: Grey wood laminate interior with interior shelving 3 x grey wood laminate drawers with no handles	White usage mark to 1 x drawer interior Few usage marks to interior Generally in good condition	
7.12	Kitchen Wall Units	Grey wood laminate wall units Grey wood laminated doors with no handles Units open into grey wood laminate interiors with interior shelving 4 x under unit light fittings	Light marks to interiors Cleaning marks to exterior Panel below microwave slightly loose All in working order	
7.13	Work Surface	Grey granite work surface	1 chip to front edge; Lime scale around sink Lime scale marks around mixer tap	
7.14	Sink	Stainless steel 2 part sink Stainless steel waste 2 x chrome strainer plugs Chrome mixer tap	Light surface scratches to interior Lightly tarnished to tap	
7.15	Fridge Freezer	Smeg fridge freezer Fridge opening into 4 x door shelves 5 x glass shelves with stain less steel trim 1 x glass shelf with white plastic trim 2 x salad crisper drawers Freezer opening into 3 x freezer drawers Serial number: 17812139011404465122	Crack to base of 1 x salad crisper drawer Chips to glass shelf trims	
7.16	Dishwasher	Smeg dishwasher Opening into stainless steel interior 2 x grey plastic coated pull out drawers 1 x grey plastic cutlery holder Serial number: 11393859100405080303	White residue cleaning marks to door interior and to base of dish washer	
7.17	Oven	Smeg oven Stainless steel glass door Chrome handle 2 x dials 1 x digital display Opening into grey interior 1 x chrome wire shelf 1 x grey tray Serial number: 24910070010800200101	Cleaning residue marks to interior Otherwise in good condition	
7.18	Hob	Smeg hob 4 x electric burners	Scratches and burnt on marks	

7. KITCHEN & RECEPTION (CONT.)

7.19	Extractor Hood	Smeg extractor Stainless steel pull out panel 2 x stainless steel filters 2 x lights Grey plastic control panel	Light in working order Slight discolouration to filters	
7.20	Microwave	Smeg microwave Opening into stainless steel interior 1 x wire rack Serial number: 9053104741	Good condition	

7. KITCHEN & RECEPTION (CONT.)

7.21	Kitchen Contents	1 x white plastic plant pot with plant	Good condition	
		5 x white mugs	Mugs in good used order	
		1 x gold and white mug	Used condition	
		6 x bowls	1 x bowl with chip	
		5 x various sized side plates	In good used condition	
		8 x various sized dinner plates	In good used order	
		6 x various sized glasses	Used condition	
		6 x wine glasses	Used condition	
		1 x glass candle	Candle in good order	
		Plastic protective sheet to drawer and cupboard interiors	Usage marks to protective sheet	
		5 x black plastic and chrome utensils	Used condition to utensils	
		1 x cheese grater	Used condition to grater	
		1 x white plastic scraper	Used condition	
		1 x black handle scissors	Good used condition	
		Assortment of stainless steel cutlery	Cutlery in used condition	
		2 x black chopping boards	Heavily scratched and marked to chopping boards	
		Selection of tea towels	Used order	
		Stainless steel salt and pepper shakers	In order	
		3 x stainless steel cups	In order	
		Stainless steel cutlery doer	Use condition	
		Stainless steel colander	Good used condition	
		2 x stainless steel pans	In used condition	
		3 x glass lids	In good used order	
		Frying pan with glass lid	Frying pan in good used condition Scratches to base	
		1 x slow cooker with glass lid	Good used order Not tested	
		Additional kitchen items	Good used condition	
		2 x grey plastic bins	Good order	
		1 x stainless steel pedal bin	Pedal broken Dent to lid Lid not closing fully	

7. KITCHEN & RECEPTION (CONT.)

7.22	Furniture	1 x dining table with glass top and ark wood legs	Scratches to surface In order otherwise	
		6 x brown dining chairs with chrome base	In good used condition to chairs Light shaded marks to rug	
		Large grey rug	Not tested	
		Wall mounted black plastic clock	Not tested	
		1 x black metal based lamp with 2 x spotlights	Rug in good used condition In good used order	
		1 x grey fluffy rug	Good used condition	
		1 x dining table with glass top and brown wooden base	Good order	
		2 x decorative glass plates	Light stains to seat cushion of sofa Otherwise generally in good condition	
		4 x wood effect coasters		
		1 x grey fabric 3 seat sofa with 2 x back cushions and 1 x longs eat cushion Dark wood legs	Good condition to cushions Good condition	
		3 x blue scatter cushions	Good condition to grey and black scatter cushions	
		1 x grey fabric 2 seat sofa with dark wood legs, 2 x back cushions, 1 x long seat cushion	Good condition	
		4 x grey and black scatter cushions	Good used condition	
		1 x brown armchair with black metal frame	Small chip above drawers of TV unit The odd chip Otherwise in good condition	
		1 x plastic plant in black ceramic holder	TV appears in order Not tested	
		1 x black and grey TV unit with 6 x shelves 3 x drawers	Speakers appear in order Not tested Not tested	
		Sharp flat screen TV with remote control	Good condition Good condition	
		Sonos long speaker	Good condition	
		1 x Provision remote control	Books appear in good order	
		4 x small plastic plants	Balls in good order;	
		1 x white ceramic decorative ornament	Plant in grey ceramic holder in good order	
		1 x small silver candle holder	Good order	
		7 x books , various	Good condition	
		2 x cream decorative balls;	Good condition	
		1 x pink and green plastic plant in grey ceramic holder	Good working order Good condition	
		1 x candle	Good condition	
		1 x black candle holder		

7. KITCHEN & RECEPTION (CONT.)

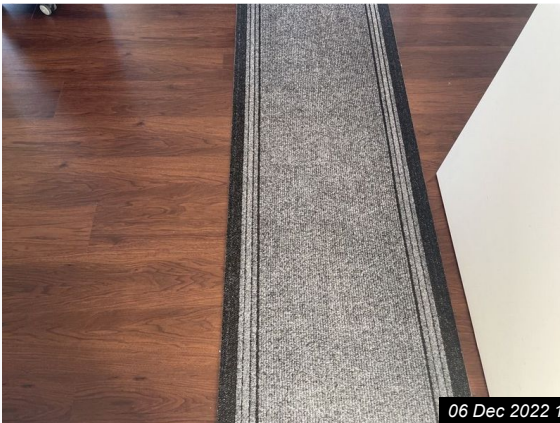
		1 x side table with glass top dark wood base 1 x chrome base lamp with white shade 1 x pink and green plastic plant inside metal holder 1 x decorative blue and green wall mounted picture in mirrored frame 1 all mounted white framed mirror 1 x wall mounted black metal plaque	White frame mirror in good condition Plaque in good condition	
7.23	Accessories	Black PS4 unit	PS4 not tested	
7.24	Toaster	Russell Hobbs 2 slice toaster	In order Not tested	
7.25	Kettle	1 x Russell Hobbs	In order Not tested	



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7. KITCHEN & RECEPTION (CONT.)



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06 Dec 2022 12:09



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7. KITCHEN & RECEPTION (CONT.)



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7. KITCHEN & RECEPTION (CONT.)



06 Dec 2022 12:10

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06 Dec 2022 12:10

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06 Dec 2022 12:11

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06 Dec 2022 12:11

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7. KITCHEN & RECEPTION (CONT.)



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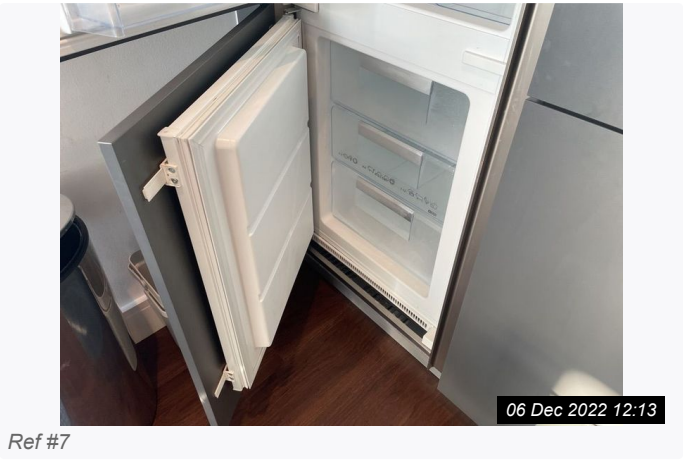
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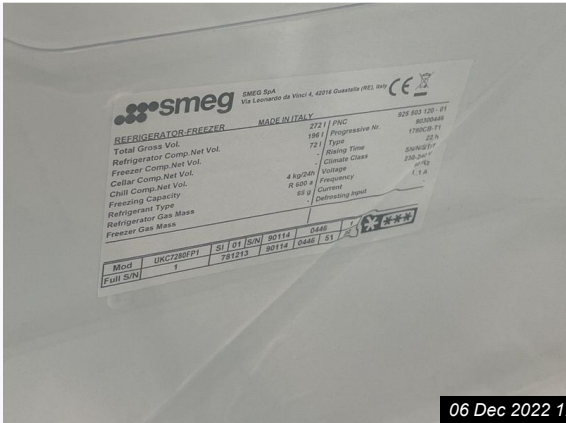
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7. KITCHEN & RECEPTION (CONT.)



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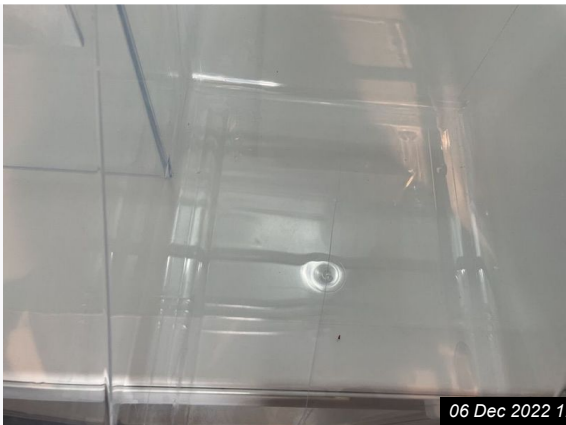
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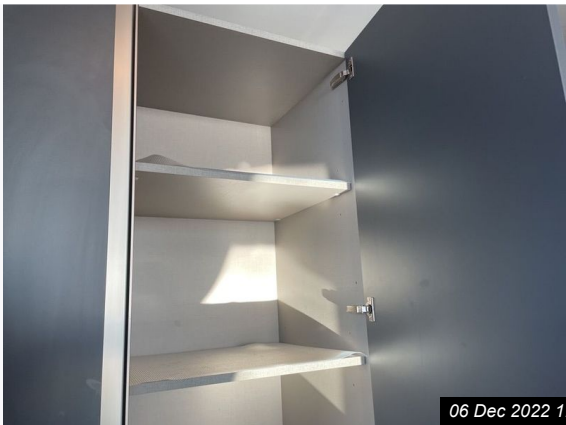
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06 Dec 2022 12:13



Ref #7

06 Dec 2022 12:13

7. KITCHEN & RECEPTION (CONT.)



Ref #7

06 Dec 2022 12:13



Ref #7

06 Dec 2022 12:13



Ref #7

06 Dec 2022 12:14



Ref #7

06 Dec 2022 12:14



Ref #7

06 Dec 2022 12:14



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06 Dec 2022 12:14

7. KITCHEN & RECEPTION (CONT.)



Ref #7

06 Dec 2022 12:14



Ref #7

06 Dec 2022 12:14



Ref #7

06 Dec 2022 12:14



Ref #7

06 Dec 2022 12:15



Ref #7

06 Dec 2022 12:15

8. BEDROOM 1				
Ref	Name	Description	Condition	Additional Comments
8.1	Door	White painted wooden door White painted wooden frame 2 x chrome handles Chrome hook to door interior	Chrome hook slightly loose Light marks to frame Door in good condition	
8.2	Floor	Beige fitted carpet	Light stains around bed The odd spot stain Generally in good condition	
8.3	Walls	White painted	Light scuff and rub marks Chips to angles	
8.4	Skirting/ Architraves/ Woodwork	White painted wooden skirting	Light rub marks	
8.5	Ceiling	White painted ceiling	Good condition	
8.6	Lighting	4 x ceiling mounted spotlights	Working order	
8.7	Electric Switches	2 x chrome light switches	Working order	
8.8	Electric Sockets	3 x chrome double sockets	In order Not tested	
8.9	Windows	1 x window unit with white metal frame 2 x fixed windows 1 x opening window with white metal handle	Glazing clean to interior Weathered to exterior Light marks to frame	
8.10	Curtains/Blinds	1 x grey lined floor length curtain	Good condition	
8.11	Bed and Mattress	Grey fabric bed base with a matching headboard Light wood legs 1 x beige mattress	Good condition Good condition	
8.12	Furniture	2 x black wooden bedside units with 1 x drawer Black metal handle 2 x white ceramic based lamps with white shades 1 x black wooden drawer unit with 3x drawers Each with black metal handle White and green plastic plant in metal holder 1 x wall mounted white framed mirror 1 x wall mounted black framed picture	Light chips to angles of bedside units Light wear and marks to top surface Both lamps in working order Good condition to drawers Good condition Good condition to mirror Good condition to framed picture	

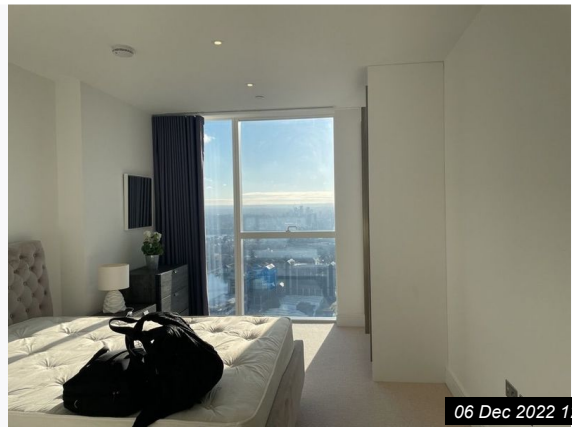
8. BEDROOM 1 (CONT.)

8.13	Wardrobe	1 x built in wardrobe 1 x white glass door 1 x mirrored sliding door Opening into brown wooden interior 9 x shelves 2 x drawers 1 x metal fitted rail Assortment of grey plastic hangers 3 x white cushions with no covers 3 x large blankets	Good condition to wardrobe In good order to hangers In good condition to cushions and covers In good used order to blankets	
8.14	Heating	1 x white metal radiator	In order Not tested	



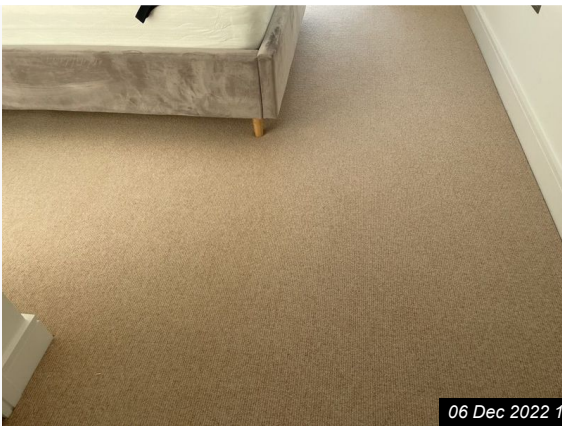
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Ref #8



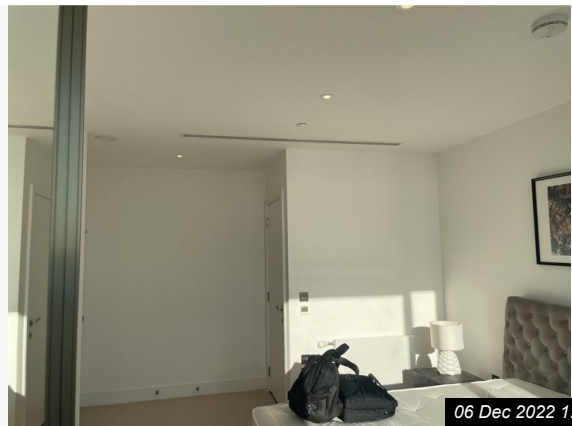
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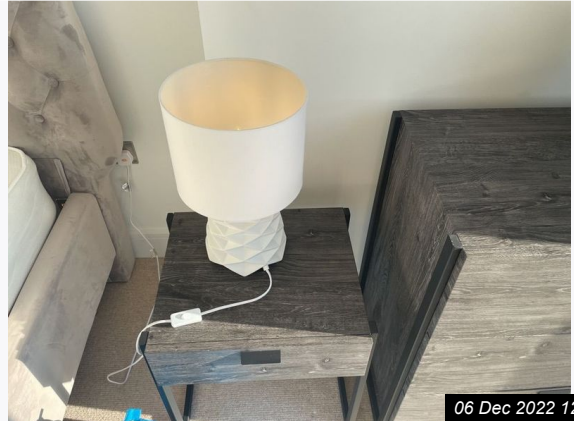
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8. BEDROOM 1 (CONT.)



Ref #8

06 Dec 2022 12:19



Ref #8

06 Dec 2022 12:19



Ref #8

06 Dec 2022 12:19



Ref #8

06 Dec 2022 12:19



Ref #8

06 Dec 2022 12:19



Ref #8

06 Dec 2022 12:19

8. BEDROOM 1 (CONT.)



Ref #8

06 Dec 2022 12:19



Ref #8

06 Dec 2022 12:19



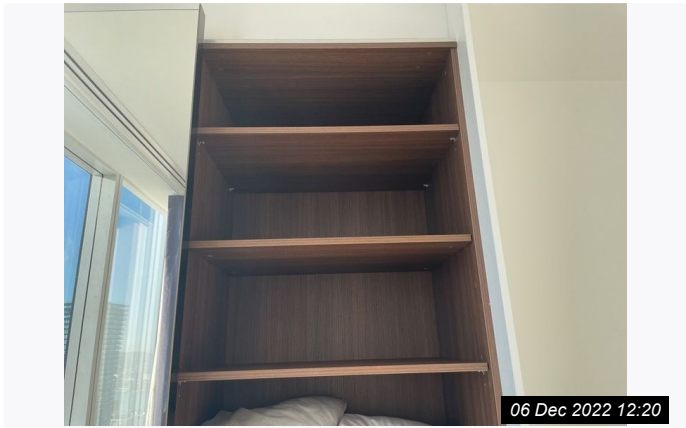
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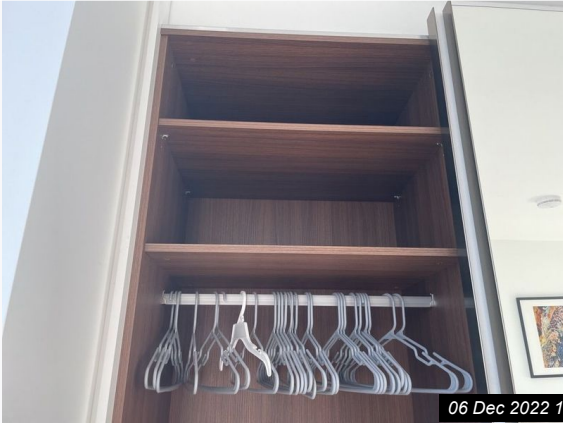
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Ref #8

06 Dec 2022 12:20

8. BEDROOM 1 (CONT.)



06 Dec 2022 12:20

Ref #8



06 Dec 2022 12:20

Ref #8

9. EN-SUITE				
Ref	Name	Description	Condition	Additional Comments
9.1	Door	White painted wooden door White painted wooden frame 2 x chrome handles Chrome twist lock to interior 1 x chrome hook to interior	Light scuff to exterior Frame in good condition Lock in working order	
9.2	Floor	Grey tiled flooring	Good condition	
9.3	Walls	Cream tiled walls	Good condition	
9.4	Ceiling	White painted ceiling	Good condition	
9.5	Lighting	3 x ceiling mounted spotlights	Working order	
9.6	Electric Sockets	1 x chrome shavers only socket	In order Not tested	
9.7	Toilet	White enamel toilet with hidden cistern 2 x part chrome flush White plastic seat with matching lid	Light discolouration to underside of seat	
9.8	Sink	White enamel sink Chrome mixer tap Chrome pop up plug	Good condition	
9.9	Shower Enclosure	White laminate shower base Chrome waste and cover Chrome mixer tap Chrome shower head, hose and holder Large wall mounted shower head Black metal shower tidy Glass fixture with screen Glass door with chrome handles	Good condition	
9.10	Medicine Cabinet	1 integrated spotlight; Built in Mirrored door opening into brown wooden interior 2 x glass shelves	Light in working order; Good condition	
9.11	Extractor Fan	White plastic ceiling mounted extractor fan	Good order	
9.12	Heating	Wall mounted chrome towel rail radiator	In order Not tested	
9.13	Accessories	Pink fluffy bath mat Chrome pedal bin 1 x chrome shower tidy with 2 x suction pads 1 x plastic plant 2 x plastic toothbrush holder with metal frame and suction pad	Good used condition to bath mat Pedal of bin not working Good used condition Good condition to plant Good used condition	

9. EN-SUITE (CONT.)



Ref #9



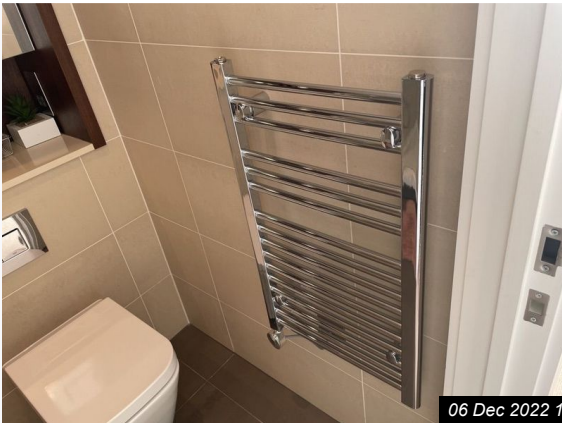
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Ref #9



Ref #9

9. EN-SUITE (CONT.)



Ref #9

06 Dec 2022 12:20



Ref #9

06 Dec 2022 12:20



Ref #9

06 Dec 2022 12:21



Ref #9

06 Dec 2022 12:21



Ref #9

06 Dec 2022 12:21



Ref #9

06 Dec 2022 12:21

9. EN-SUITE (CONT.)



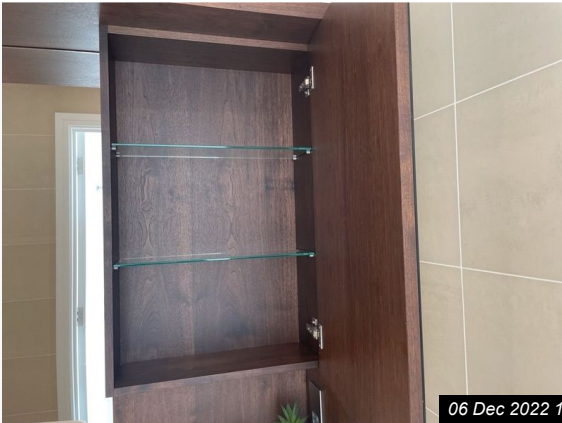
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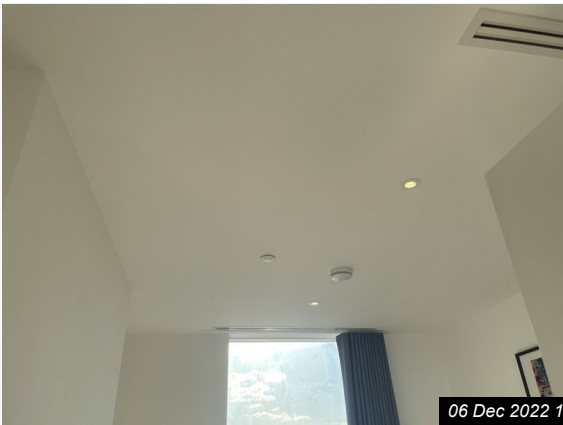
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Ref #9

10. BEDROOM 2				
Ref	Name	Description	Condition	Additional Comments
10.1	Door	White painted wooden door White painted wooden frame 2 x chrome handles Chrome hook to door interior	Hooks slightly loose Light scuffs to door Light scuffs to frame	
10.2	Floor	Beige fitted carpet	Light spot stains in places	
10.3	Walls	White painted	Few light scuffs and marks Chip to angles	
10.4	Skirting/ Architraves/ Woodwork	White painted wooden skirting	Light angle rubs	
10.5	Ceiling	White painted ceiling	Lightly shaded around vent	
10.6	Lighting	2 x ceiling mounted spotlights	Working order	
10.7	Electric Switches	1 x chrome light switches	Working order	
10.8	Electric Sockets	3 x chrome double sockets	In order Not tested	
10.9	Windows	1 x window unit with white metal frame 1 x fixed windows 1 x opening window with white metal handle	Frame in good condition Glazing clean to interior Slightly weathered to exterior	
10.10	Curtains/Blinds	1 x grey lined floor length curtain	Few light marks Working order	
10.11	Heating	1 x white metal radiator	In order Not tested	
10.12	Bed and Mattress	1 x grey fabric bed base with matching headboard 1 x beige mattress	Good condition Good condition Light hair particles seen to side of mattress	

10. BEDROOM 2 (CONT.)

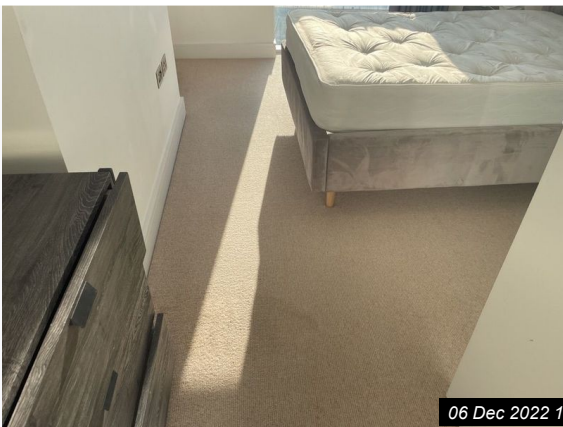
10.13	Furniture	2 x black wooden bedside units 1 x drawer Black metal handle 2 x white ceramic based lamps with white shades White plastic bin 1 x wall mounted black framed picture 1 x black drawer unit with 3 x drawers Each with black metal handle 1 x plastic plant in beige and black holder 1 x wall mounted white framed mirror	Light wear to edges of bedside units Good condition otherwise Both lamps in working order Light marks to interior of bin Good condition to picture frame Light wear to edges of drawer unit Drawers not closing fully Good condition otherwise Good condition to plant and holder Good condition to framed mirror	
10.14	Wardrobe	1 x built in wardrobe with 1 x white glass sliding door 1 x mirrored sliding door Opening into brown wooden interior with: 9 x shelves 2 x drawers 1 x metal fitted rail	Good condition Few hangers to interior	



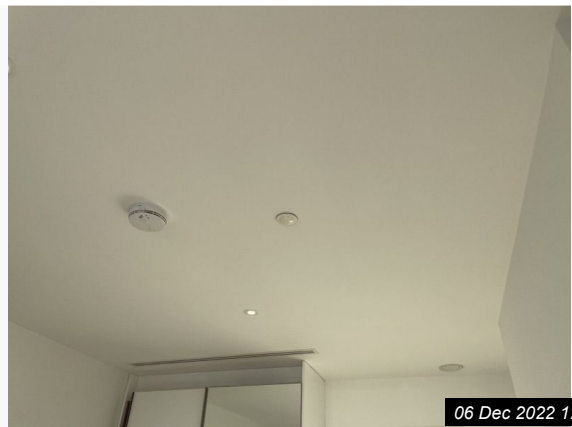
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10. BEDROOM 2 (CONT.)



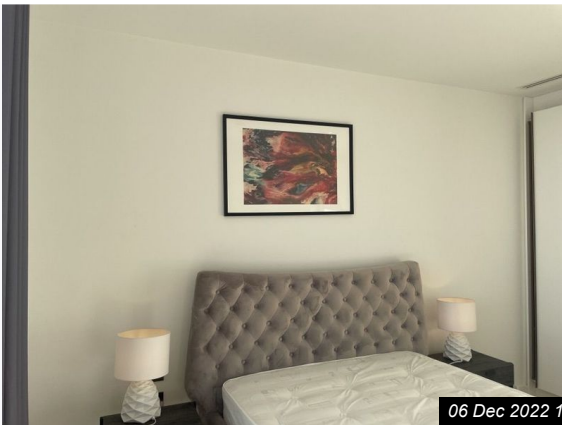
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06 Dec 2022 12:17



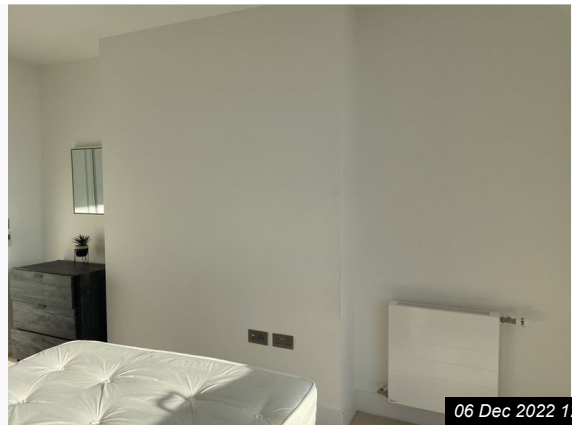
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06 Dec 2022 12:17



Ref #10

06 Dec 2022 12:17



Ref #10

06 Dec 2022 12:17



Ref #10

06 Dec 2022 12:18



Ref #10

06 Dec 2022 12:18

10. BEDROOM 2 (CONT.)



06 Dec 2022 12:18

Ref #10



06 Dec 2022 12:18

Ref #10



06 Dec 2022 12:18

Ref #10



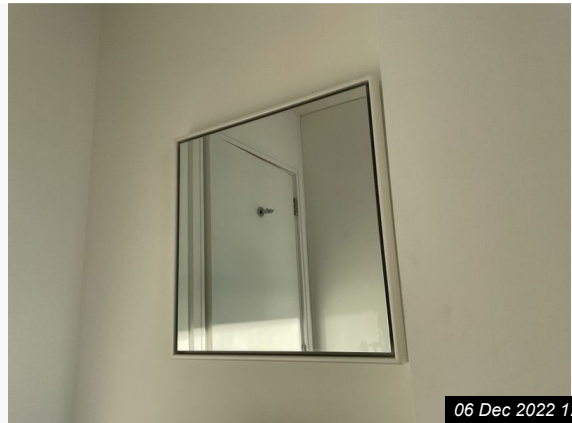
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06 Dec 2022 12:18

Ref #10



06 Dec 2022 12:18

Ref #10

10. BEDROOM 2 (CONT.)



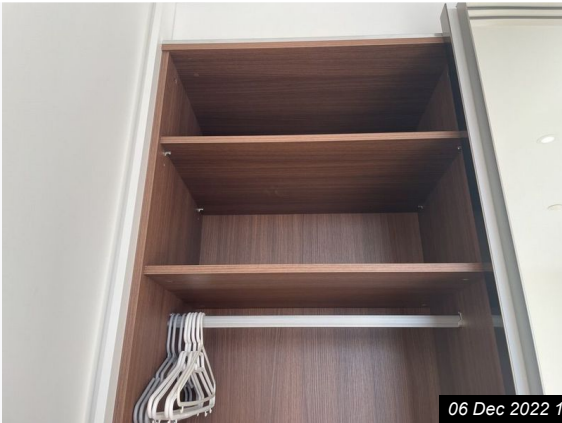
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06 Dec 2022 12:18

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06 Dec 2022 12:18

Ref #10

11. BEDROOM 3				
Ref	Name	Description	Condition	Additional Comments
11.1	Door	White painted wooden door White painted wooden frame 2 x chrome handles Chrome hook to door interior	Light scuff to door exterior Few light marks to frame	
11.2	Floor	Beige fitted carpet	Heavy stains between bed and wardrobe Light spot stains	
11.3	Walls	White painted	Generally in good condition The odd light mark	
11.4	Skirting/ Architraves/ Woodwork	White painted wooden skirting	The odd light rub mark	
11.5	Ceiling	White painted ceiling	Good condition	
11.6	Lighting	2 x ceiling mounted spotlights	Working order	
11.7	Electric Switches	1 x chrome light switch	Working order	
11.8	Electric Sockets	3 x chrome double sockets	In order Not tested	
11.9	Windows	1 x window unit with white metal frame 1 x fixed windows 1 x opening window with white metal handle	Frame in good condition Glazing clean to interior Slightly weathered to exterior	
11.10	Curtains/Blinds	1 x grey lined floor length curtain	In good condition	
11.11	Heating	1 x white metal radiator	In order Not tested	
11.12	Bed and Mattress	Grey fabric bed base with matching headboard Beige mattress	Good condition Good condition	

11. BEDROOM 3 (CONT.)

11.13	Furniture	2 x black wooden bedside units with 1 x drawer Black metal handle Light wear 2 x white ceramic bedside lamps with white shades White plastic bin Black wooden drawer unit 3 x drawers Each with black metal handle 1 x wall mounted white framed mirror 1 x wall mounted black framed picture	Good condition otherwise Both lamps in working order Good condition to bin Chipped to top surface of drawer unit 1 x chip with tape attached Brown marks Few light scratches Wear to edges Good condition to mirror Good condition to picture	
11.14	Wardrobe	1 x fitted wardrobe with 1 x white glass sliding door 1 x mirrored sliding door Opening into dark wood interior with 9 x shelves 2 x drawers 1 x fitted rail	Good condition Few hangers to interior	
11.15	Contents	2 grey scatter cushions	In good condition	



06 Dec 2022 12:16

Ref #11



06 Dec 2022 12:16

Ref #11



06 Dec 2022 12:16

Ref #11



06 Dec 2022 12:16

Ref #11

11. BEDROOM 3 (CONT.)



Ref #11



Ref #11



Ref #11



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11. BEDROOM 3 (CONT.)



06 Dec 2022 12:16

Ref #11



06 Dec 2022 12:16

Ref #11



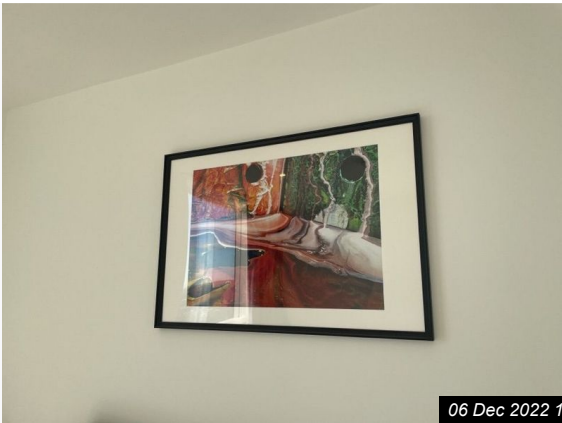
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06 Dec 2022 12:17

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06 Dec 2022 12:17

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06 Dec 2022 12:17

Ref #11

11. BEDROOM 3 (CONT.)



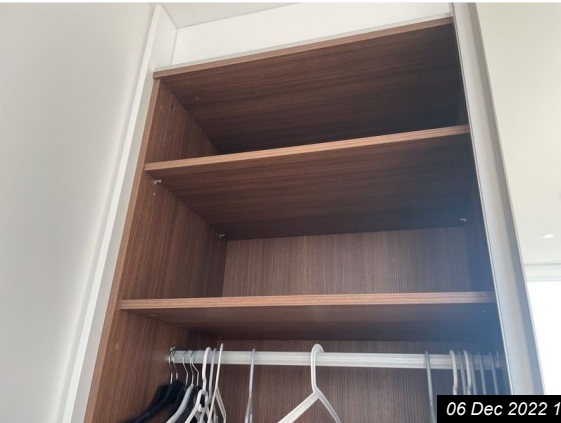
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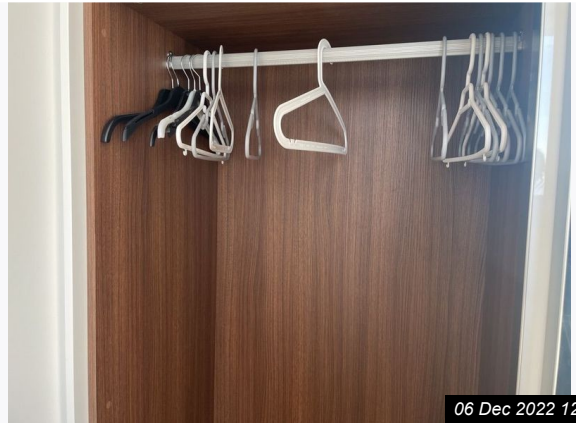
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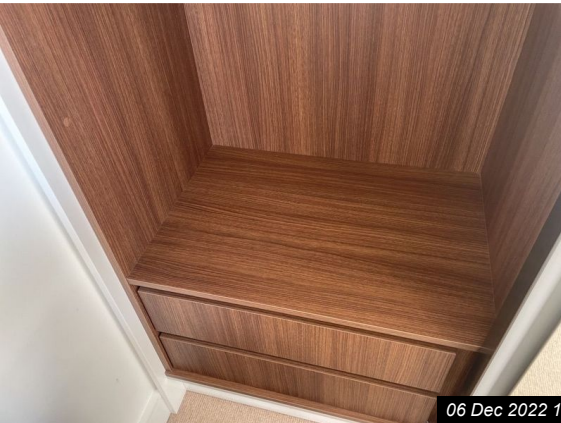
06 Dec 2022 12:17

Ref #11



06 Dec 2022 12:17

Ref #11



06 Dec 2022 12:17

Ref #11

12. BATHROOM				
Ref	Name	Description	Condition	Additional Comments
12.1	Door	White painted wooden door White painted wooden frame 2 x chrome handles Chrome twist lock to interior Chrome hook to interior	Few light marks to door Few light marks to frame Lock in working order	
12.2	Floor	Grey tiled floor	Discolouration to grouting White residue marks under toilet and forward to bath	
12.3	Walls	Beige tiled	Discolouration to grouting in shower area	
12.4	Ceiling	White painted ceiling	Good condition	
12.5	Lighting	3 x ceiling mounted spotlights	Working order	
12.6	Electric Sockets	1 x chrome shavers only socket	In order Not tested	
12.7	Toilet	White enamel toilet Hidden cistern 2 x part chrome flush White plastic seat with matching lid	Discolouration and stains to underside of seat	
12.8	Sink	White enamel sink with chrome mixer tap Chrome pop up plug	In good condition	
12.9	Bath	White metal bath Chrome pop up plug Chrome mixer tap Chrome shower head, hose and holder Large wall mounted shower head Glass shower screen Black metal shower tidy 1 x mirrored panel	Lime scale to all fittings Discolouration to shower screen seal	
12.10	Medicine Cabinet	1 integrated spotlight; Built in medicine cabinet with mirrored door Opening into : Dark wood interiors 2 x glass shelves	Light in working order; Good condition	
12.11	Extractor Fan	Ceiling mounted white plastic extractor	In order	
12.12	Heating	Wall mounted chrome towel rail radiator	In order Not tested	
12.13	Accessories	Chrome pedal bin 1 x plant with glass holder	Good used condition Good condition	

12. BATHROOM (CONT.)



Ref #12

06 Dec 2022 12:21



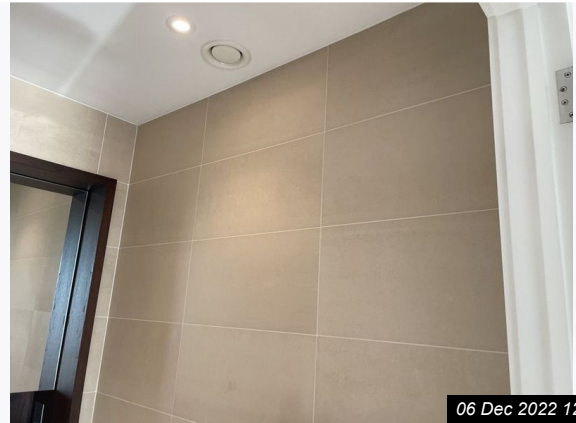
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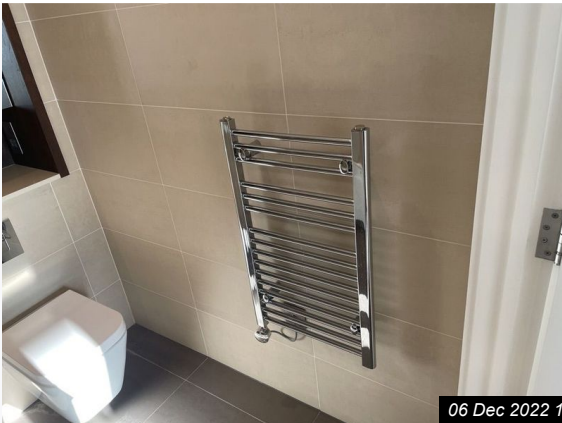
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06 Dec 2022 12:22



Ref #12

06 Dec 2022 12:22



Ref #12

06 Dec 2022 12:22



Ref #12

06 Dec 2022 12:22

12. BATHROOM (CONT.)



06 Dec 2022 12:22

Ref #12



06 Dec 2022 12:22

Ref #12



06 Dec 2022 12:22

Ref #12



06 Dec 2022 12:22

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06 Dec 2022 12:22

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06 Dec 2022 12:22

Ref #12

12. BATHROOM (CONT.)



06 Dec 2022 12:22

Ref #12



06 Dec 2022 12:22

Ref #12



06 Dec 2022 12:22

Ref #12



06 Dec 2022 12:22

Ref #12



06 Dec 2022 12:22

Ref #12



06 Dec 2022 12:23

Ref #12

12. BATHROOM (CONT.)



06 Dec 2022 12:23

Ref #12



06 Dec 2022 12:23

Ref #12



06 Dec 2022 12:23

Ref #12



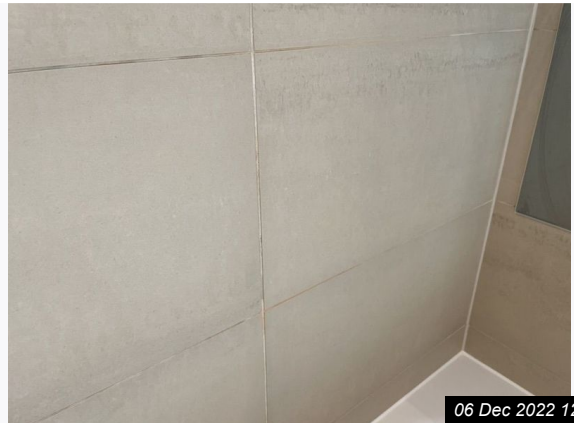
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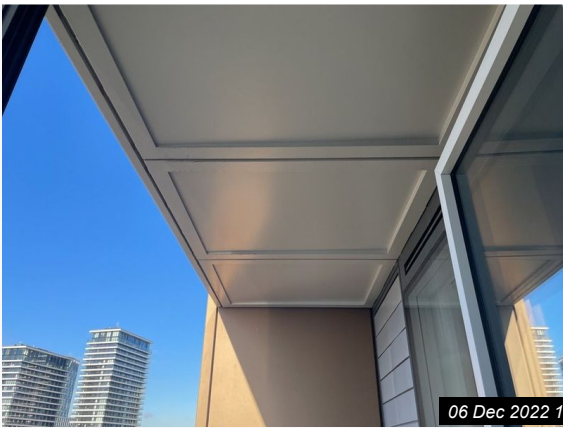


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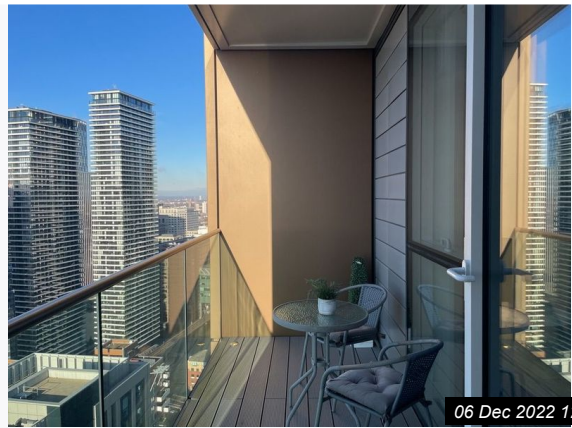
13. BALCONY

Ref	Name	Description	Condition	Additional Comments
13.1	Flooring	Grey wooden panelled flooring	Scratches and marks Light green discolouration	
13.2	Boundaries and Walls	Glass safety panels with stainless steel hand rails	In good exterior order	
13.3	Lighting	2 floor mounted lights	In working order	
13.4	Fixtures/Fittings/Items	2 grey metal garden chairs with grey fabric seat cushions Grey metal garden table with glass top 2 green plastic plants in white ceramic plant holders	Rust marks to chairs Rust marks to table edges Plants in good exterior order	



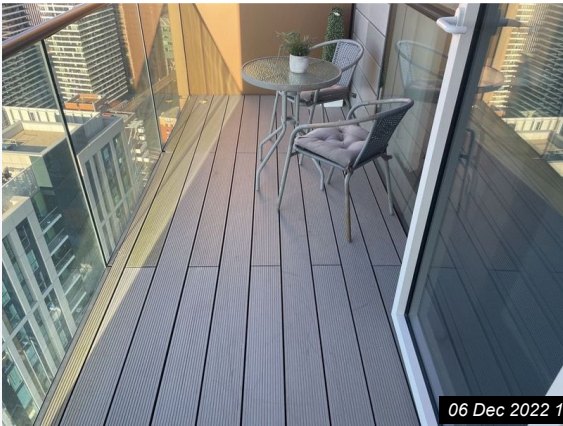
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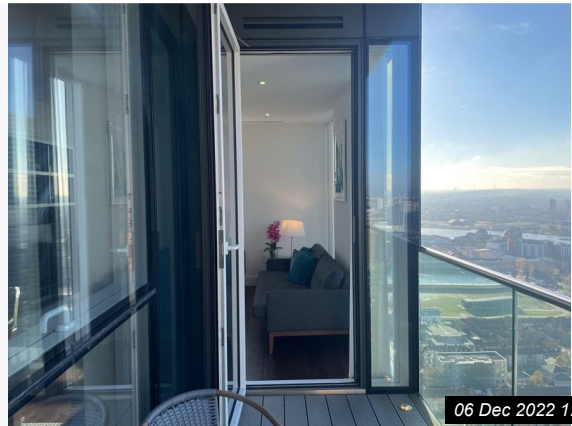
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06 Dec 2022 12:15

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06 Dec 2022 12:15

Ref #13

13. BALCONY (CONT.)



06 Dec 2022 12:15

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06 Dec 2022 12:15

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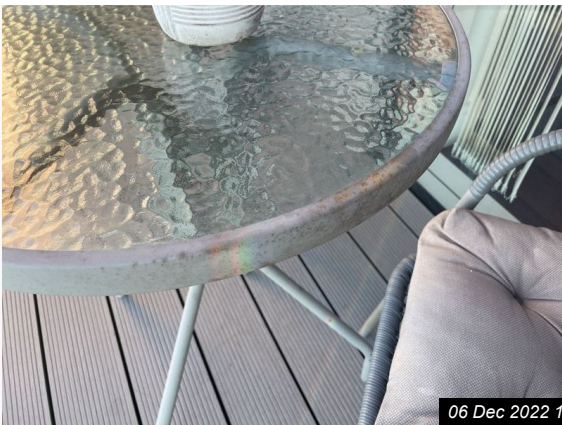
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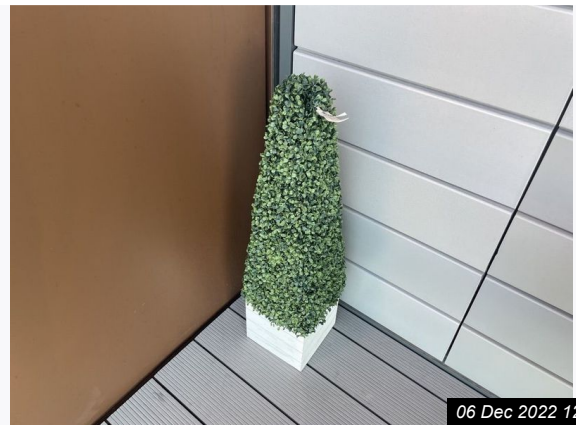
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06 Dec 2022 12:15

Ref #13



06 Dec 2022 12:15

Ref #13

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within five working 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. It is advisable for both tenant & Landlord or their managing agent to sign this report.

Tenant

Signed by the

Signature

Print Name

Date / /

Appendix

Comment Summary

Ref	Comments
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