

Inventory prepared on behalf of  
A Property to Let Ltd



Flat A  
130 Eye4Detail Street  
Kensington  
London W8

Property type:	Inspection date:	Report prepared by:	Reference
2 bed 2 bath	3 <sup>rd</sup> October 2013	M. Davies	131013

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## About this Inventory

### Aim of this report

This inventory report provides an impartial opinion of the Inventory Clerk on the contents and condition of the fabric, furnishings, furniture and all the landlord's equipment and contents in the property. It is used to protect Tenant's deposits from false claims and landlord's property from excessive use.

### What does this report tell you?

This inventory has been prepared on the accepted principle that where no comment on the condition of an element or item of contents is made by the Inventory Provider, the element or item is taken to be in good condition and without defect. Where an inventory and condition report is compiled at an old property, it is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

The photographs used in this report have been used for the sole purpose of assisting the reader on the visual description of an item or view and layout of a room or area in the property. The images are also used to support the description of any damage, defects or soiling of items or areas. The images may not always portray an absolutely accurate image due to lighting conditions within or outside the property.

### What this report does **NOT** tell you:

The Inventory Clerk preparing this report is not a specialist on fabrics, woods, materials, antiques etc.: nor a qualified surveyor or valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repairs or the types of repairs, which should be used. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

### What is inspected?

The Inventory Clerk carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings.

Belongings left by the owner in a locked room or outbuildings will not be inventoried 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.

Heavy items of furniture such as kitchen appliances, wardrobes and beds, will not be moved and the inventory clerk will not report on the condition of any flooring underneath, or areas surrounding such items that cannot be seen.

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

## Guidance notes for Tenants

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. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

- Carpets should be professionally 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, nets and blinds should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- Furniture will be checked for scratches, water marks, burns and any other obvious damage that has not been noted on the check-in inventory
- 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 and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove fingerprints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your 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.

The Fire and Safety regulations regarding furnishings, gas and electrical items are the sole responsibility of the Landlord. Where the report states that an FFR label has been seen this should not be interpreted that the item complies with the furniture and furnishings (Fire) (Safety) (Amendments) 1993. It is just a record that the item had a label describing 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.

The tenant is responsible for informing the managing agent or landlord about any items that he/she has removed from, or added to the property. Failure to do so may result in charges being made for the replacement of the removed items. The tenant is responsible to return all items to their original position at the end of the tenancy agreement. Should items not be in their original position at Check Out and as a result the clerk lists items as 'not seen', Independent Inventory Service cannot be held responsible. Items of heavy furniture that have been moved should be returned to the position that they were found at the commencement of the tenancy.

It is important that all cleaning is completed prior to the checkout appointment. All personal items must be removed and the property must be ready to be handed over with the keys at the agreed time of the checkout. If you are not ready to leave at the agreed time, it may not be possible to carry out the checkout and the appointment may be aborted and a charge for an abortive visit will be made.

At the end of the tenancy this inventory report will be checked and any obvious or significant inconsistencies. It is accepted that during the course of day- to- day living that some wear and tear to the property is likely, e.g. minor marks and scuffs on walls or woodwork. Should the damage be excessive in relation to the condition at the beginning of the tenancy and the termination of the tenancy it will be pointed out in the checkout report and the landlord or management agent may charge in the form of cleaning charges or a percentage of the replacement as appropriate.

## Cleaning and General Condition

Area/item	Cleaning	General condition
<b>General cleanliness</b>	Professionally cleaned	Overall in very good condition – no major defects noted
<b>Kitchen</b>	Professionally cleaned	Very good condition, no major defects noted
<b>Bathroom</b>	Professionally cleaned	Very good condition, no major defects noted
<b>Curtains and blinds</b>	Overall very clean although some stains noted as outlined in report below	Very good condition, no major defects noted
<b>Carpets</b>	Professionally cleaned	Some stains and fraying noted in master bedroom
<b>Hard flooring</b>	Professionally cleaned	Scratches noted throughout as detailed in main report
<b>Hob and oven</b>	Professionally cleaned	Very good condition, no major defects noted
<b>White goods</b>	Cleaned to a good standard	Very good condition, no major defects noted
<b>Mattresses</b>	No stains evident	Very good condition, no major defects noted
<b>Windows - interior</b>	Cleaned to a good standard	Very good condition, no major defects noted
<b>Windows - exterior</b>	Some watermarks and dust noted	Very good condition, no major defects noted
<b>Woodwork</b>	Cleaned to a good standard	Very good condition, no major defects noted

ITEM	Check-in
Electric	22832
Gas	N/A
Water	TBC by Landlord
Keys	2 sets handed over
Smoke detectors	Smoke detectors in all bedrooms and living area
Gas safety certificate	TBC by landlord

## Entrance Hall Images



## Entrance Hall

Item	QTY	Description	Condition
Door - Exterior		Solid dark wood with two raised panels Chrome leaver handle Chrome Chubb key hole Yale lock – chrome Spy hole Numeral 4 on the door frame	Small chip to door frame beside Yale lock
Door - Interior		Solid dark wood with two raised panels Chrome leaver handle Chrome chubb key hole Yale lock – chrome Spy hole	Wood chipped on door frame under Yale lock Small mark to low level
Internal Doors		Fire doors; Double door leading to bedroom area and two single doors leading to reception room; all are solid dark wood with two raised panels and chrome leaver handle and fire door closer and attachment	In very good condition – no obvious defects apart from one chip above right hand side handle on the double doors
Woodwork (architrave & skirting)		Painted white	In good condition – no major defects
Ceiling		Painted white Access panel Smoke alarm	Freshly painted
Walls		Painted off white Video entry Thermostat control panel Alarm panel Small lilac floral art block	Freshly painted
Flooring		Parquet solid wood flooring	Some light scratches noted but overall in very good condition
Radiator	2	Wall mounted with black tempered glass front	Not tested
Lighting	3	Inset lights	All working
Switches		Chrome	



Item	QTY	Description	Condition
Window	2	Sash style window with four glass panels in both sections Two chrome risers and locks on each Vent at top Decorative red tulip floral arrangement on both window sills	Cover off air vent at the top of the left hand side window Some painted over marks on window sills
Curtains		Moss green background with cream and red horizontal and vertical lines roman blinds – operated by remote control	Clean and in good condition
Wardrobe		Freestanding Ikea cream coloured cupboard with five opening doors, hanging rail and two drawers at the bottom Brushed chrome clothes horse to side Vacuum cleaner inside 10 white plastic hangers Curtain tie backs on top shelf	Hinges on top doors not attached; Veneer at mid level on side damaged
Cupboard		Dark hardwood door with two detailed raised panels Chrome handle Megaflo water tank Vacuum cleaner 1x blue bucket 1x well used mop	

## Bedroom 1 Images



## Bedroom 1

Item	QTY	Description	Condition
Door - Exterior		Solid dark wood with two raised panels Chrome leaver handle	No obvious defects
Door - Interior		Solid dark wood with two raised panels Chrome leaver handle	No obvious defects
Woodwork (architrave & skirting)		Painted white Chrome and rubber door stop attached to skirting board	In good condition
Ceiling	4 2	Inset lights Speakers AC unit over door in lobby area	All working Not tested Not tested
Walls	1 1 2	Freshly painted off white White plastic hooks Canvas picture - (green) opposite bed Small floral black and white picture block – over bed	No obvious defects
Windows	2	Sash window with four obscure glass pains Chrome pull handles and chrome closing bolts 2 plug in night lights on window sill	No obvious defects
Curtains/blinds		Full length green, mustard and cream striped interlined curtains with pelmet with pull cords to side Translucent roller blind with white beaded plastic chain	Appear to have been professionally cleaned Couple of stain to front Lining in good condition
Flooring		Cream woven carpet Smoke alarm	Generally in good condition but some wear and tear noted to edges
Radiator		A/C unit	Not tested
Lighting	4	Inset ceiling lights	All working
Switches		Chrome control panel	Working

Item	QTY	Description	Condition
Wall sockets		Range of chrome sockets and ac controls	Not tested
Bed		Double bed with textured leather bed frame and integrated headboard	New
Bedside table	2	Dark wood effect bedside tables with two drawers; wood effect pull out handles	One is chipped on top and has a small mark inside both of the drawers
Bedside lights	2	Chrome base with brown shade	Stains noted to shades and the fabric on the right hand side shade is loose
Wardrobe		Built in double wardrobe with tempered light green glazed sliding doors; chrome knob Integrated fluorescent tube bulb working Suspended chrome hanging rail Hat shelf Fabric hanging unit New Debenhams duvet cover – duck egg blue	Knob missing from one of the sliding doors – circular mark visible. Pair of crutches and cushions left in bottom of wardrobe – tenant would like the items removed
Miscellaneous		Brown fabric effect laundry basket with leather effect lid Free standing chrome towel rail	

## Bedroom 1 Ensuite Images





## Bedroom 1 Ensuite

Item	QTY	Description	Condition
Door - Exterior		Solid dark wood with two raised panels Chrome leaver handle	Wood scratched on lower panel
Door - Interior		Solid dark wood with two raised panels Chrome leaver handle and lock Two chrome hooks	Indent into wooden panel
Woodwork (architrave & skirting)		Painted white, marble skirting	Paint cracked on door frame
Ceiling		Painted white	In good condition
Walls		Tiled with square light sand marble effect tiles – co ordinated mosaic border Chrome shaver socket	Paint mark on tile in shower and light crack on one tile as well as on wall behind toilet
Flooring		Large off white tiles	Grouting discoloured particularly under toilet bowl
Towel rail		Chrome wall mounted heated towel rail	
Shower		Chrome wall mounted thermostatic controlled shower control and mixer taps Monsoon style shower head	Shower tray chipped in two places
Shower enclosure		Corner shower unit with sliding reinforced glass doors Chrome pull handles	Light build up of limescale
Washbasin		Circular porcelain washbasin with chrome mixer taps inset into a marble effect vanity unit Chrome pop up waste plug and outlet Chrome hook attached to unit Brushed chrome and tempered glass soap dish attached to wall	No obvious defects
WC		White wall mounted lidded white porcelain toilet Chrome push flush Marble shelf Fitted toilet roll holder	In good condition
Mirror		Large mirror attached to wall	No obvious defects
Fan		Extractor fan	Working
Toilet brush & holder		Fitted toilet brush and holder	Handle rusty

Item	QTY	Description	Condition
Lighting	4	Inset lights	All working
Windows	1	Sash window with 4 panes of obscure glass	No obvious defects
Curtains/blinds		Cream roller blind	In working order

[illegible]





## Master Bedroom

Item	QTY	Description	Condition
Door - Exterior		Solid dark wood with two raised panels Chrome leaver handle	No obvious defects
Door - Interior		Solid dark wood with two raised panels Chrome leaver handle	No obvious defects
Woodwork (architrave & skirting)		Painted white	Paint cracked on door frame and paint is yellowing on window sill
Ceiling		Painted white Speakers Smoke alarm	Good condition – no obvious defects
Walls		Painted off white AC vents Painted over nail Toshiba television with remote control AC thermostat control Door entry panel	Wall mounted, ariel dangling - Not working Plaster tape over some of the controls
Windows		Large double sash window with four panes of glass in each section Chrome risers and locks	No obvious defects
Curtains/blinds		Roller blind Mainly cream with green contrast full length interlined curtains with matching pelmet	No obvious defects
Flooring		Cream wool twist carpet	Some imbedded stains noted to the side of bed and near bathroom door it is beginning to fray
Lighting		Inset ceiling lights	
Switches		Lighting control panel	

Item	QTY	Description	Condition
Bed		King size bed on wooden frame base with white vinyl/leather effect headboard attached Blue and cream striped mattress White mattress protector	No obvious defects on mattress and headboard Veneer slightly scuffed at the edge Blood stain on mattress protector
Bedside table	2	Dark wooden with one drawer	In good condition – very light scratch on top
Bedside lights	2	Off white base with brown suede shades	In good condition
Wardrobe consists of		Large fitted wardrobe with four tempered glass sliding doors; two chrome circular knobs 10 plastic white hangers Chrome suspended hanging rail Sound system with 2 remotes on in left hand side New foam pillow, white laundered pillow case and 2 new pillow cases Ironing board with multi- coloured cover	Not working
Mirror		Free standing light wood mirror Wall mounted mirror over chest of drawers	No obvious defects
Chest of drawers		Black veneer wood effect with 3 drawers and chrome pull out handles to the side Jewelry compartment on top with white dividers and red interior Two extension leads with four sockets in each	Veneer chipped on top

Master Bedroom Ensuite Images



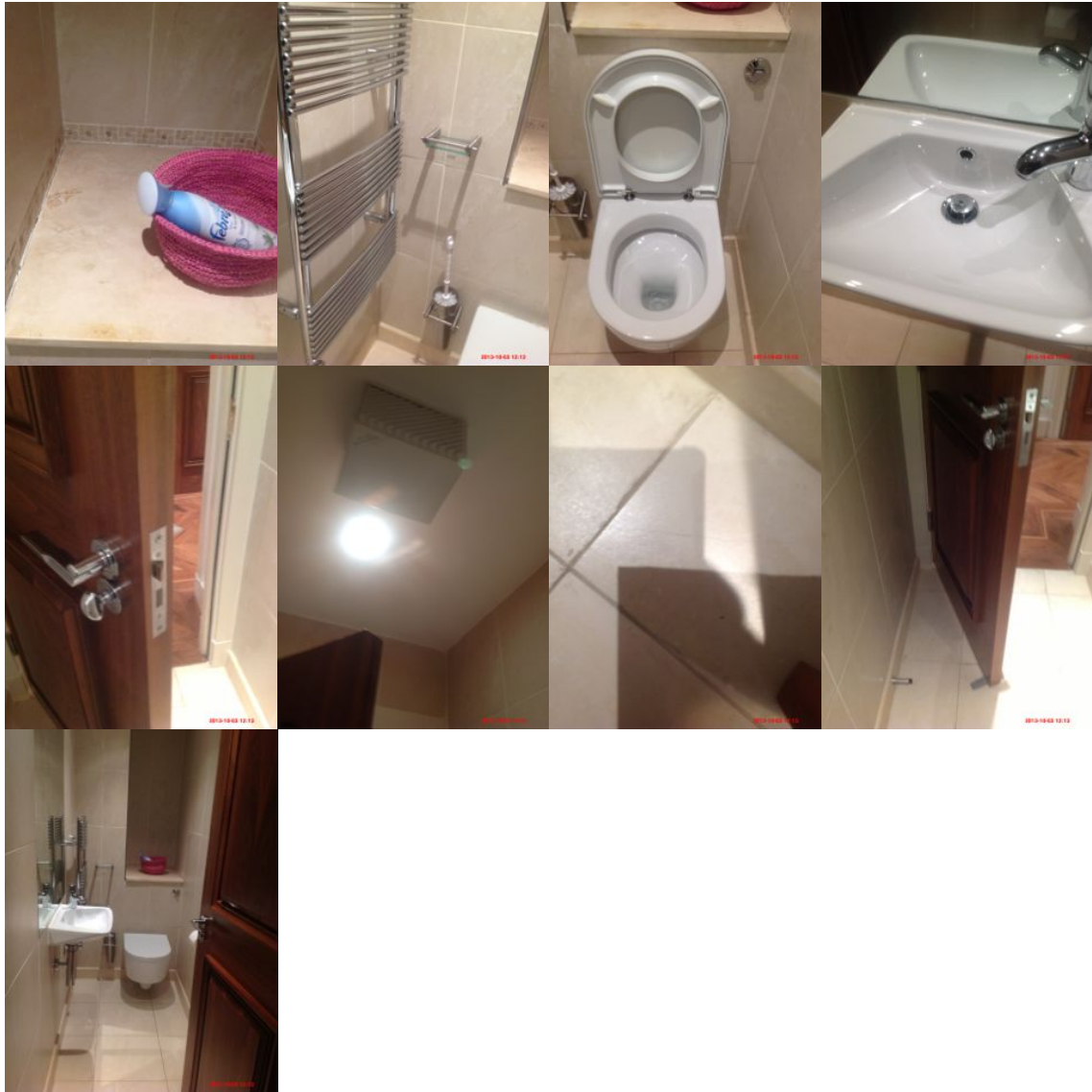
## Master Ensuite

Item	QTY	Description	Condition
Door - Exterior		Jade tempered glass with chrome leaver handle	No obvious defects
Door - Interior		Jade tempered glass with chrome leaver handle and integrated lock	No obvious defects
Woodwork (architrave & skirting)		Door frame painted white, marble skirting	
Ceiling		Painted white Two speakers Access panel	In good condition
Walls		Tiled with square light sand marble effect tiles – co ordinated mosaic border Chrome shaver socket Brushed chrome bathrobe hook	
Flooring		Large off white tiles	
Towel rail		Chrome wall mounted heated towel rail behind door	
Bath		White full sized bath with jade tempered glass panel Wooden bath tray/organiser Chrome pop up plug and outlet TV screen attached to wall Chrome wall mounted thermostatic controlled shower control and mixer taps attached to mirrored wall	Drip marks on TV screen, power light on but could not get TV to work
Shower		Monsoon style shower head attached to ceiling	Shower head tarnished
Shower enclosure		Extended shower screen with chrome dividers	
Washbasin		Jack and Jill style vanity unit with two circular porcelain washbasin with chrome mixer taps inset into a marble effect vanity unit Chrome pop up waste plug and outlet Chrome hook attached to unit Brushed chrome and tempered glass soap dish and tooth glass holder attached to wall	No obvious defects to vanity unit  Brushed chrome tarnished

Item	QTY	Description	Condition
Shelf		Fitted marble shelf at mid level	Paint mark on surface near above toilet roll holder
WC		White wall mounted lidded white porcelain toilet Chrome push flush Marble shelf Fitted toilet roll holder	Limescale mark coming from rim to water line – appears to have a continuous drip
Mirror		Large mirror attached to wall	No obvious defects
Fan		Extractor fan	Working
Toilet brush & holder		Fitted toilet brush and holder	Toilet brush marked
Lighting	5	Inset lights	
Bin		Open top pink wicker bin	
Tall boy		Light wooden frame with seven wicker baskets and calico covers	



## Guest WC Images



## Guest WC

Item	QTY	Description	Condition
Door - Exterior		Solid dark wood with two raised panels Chrome leaver handle	Minor scratches
Door - Interior		Solid dark wood with two raised panels Chrome leaver handle with integrated lock	No obvious defects
Woodwork (architrave & skirting)		Marble effect skirting Chrome and rubber door stop attached	No obvious defects
Ceiling		Painted white	
Walls		Fully tiled with larges square ceramic cream tiles and mosaic contrasting tiles	Mastic around shelf beginning to crack
Flooring		Matching tiles, grouting beginning to discolour	Hair line crack near door
Towel rail		Electric chrome wall mounted	
Washbasin		Small white wash hand basin with chrome mixer tap and pop up waste unit Wall fitted brushed chrome and glass soap dish	No obvious defects
WC		White wall mounted lidded white porcelain toilet with enclosed cistern Chrome push flush Pink wicker basket on shelf above toilet	Clean, no obvious defects
Mirror		Large attached to wall	Beginning to show signs of silvering
Fan		Extractor fan attached to ceiling	Working
Toilet brush & holder		White plastic toilet brush fitted in wall mounted chrome holder	
Lighting	2	Inset ceiling lights	Working



Reception Images





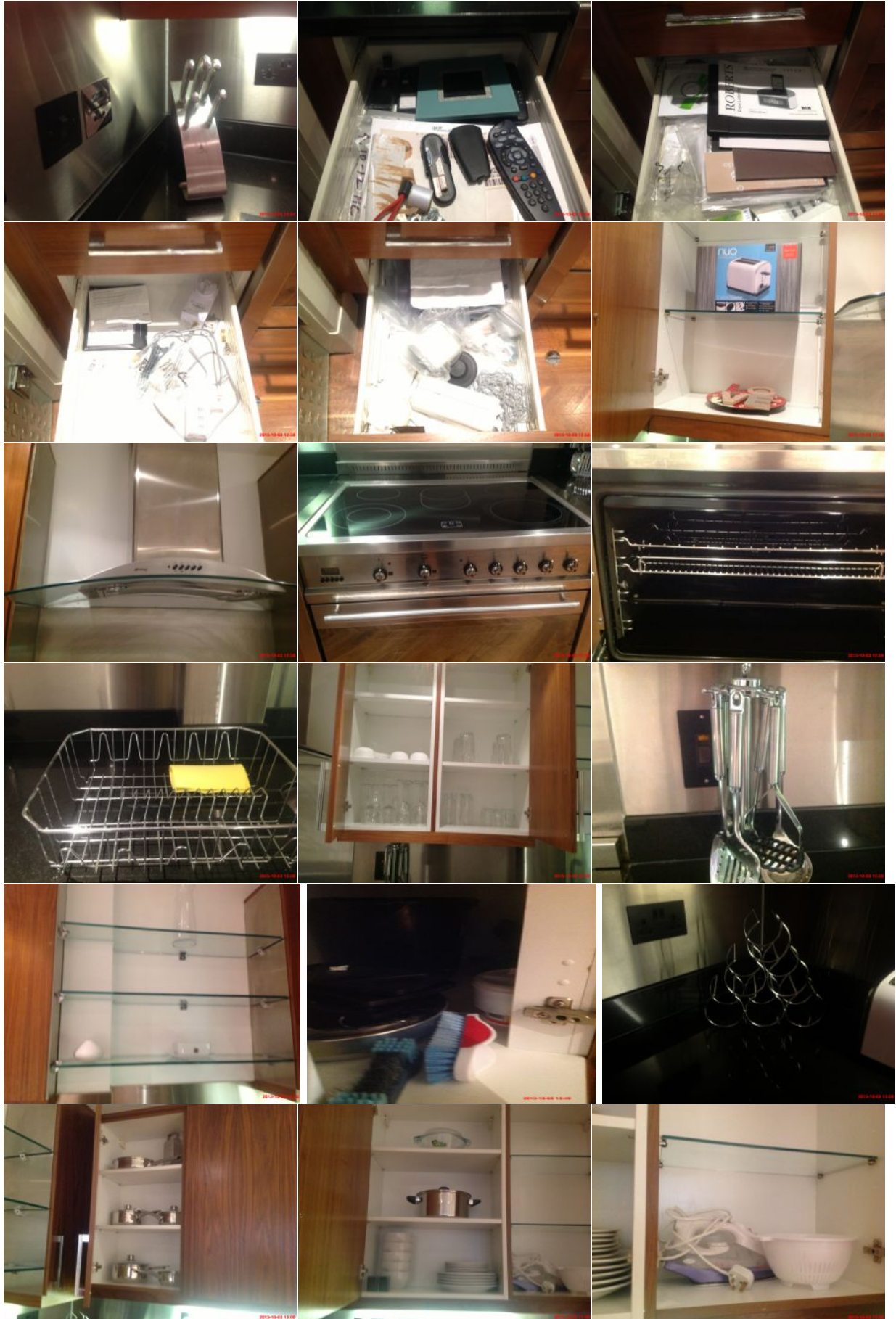


## Reception Room

Item	QTY	Description	Condition
Door - Exterior		Solid dark wood with two raised panels Chrome leaver handle	No obvious defects
Door - Interior		Solid dark wood with two raised panels Chrome leaver handle	No obvious defects
Exterior Door		Wooden door leading to street with square glass window panes above Brown wooden slatted blind attached Dog draft excluder	Unable to open lock
Woodwork (architrave & skirting)		Painted white	Chrome door stop with rubber tip
Ceiling		Painted white	
Walls		Painted off white Set of four decorative circular mirrors Canvas print – red flower on black background Red and gold print with white surround and black frame	Freshly painted – no obvious defects
Flooring		Parquet flooring Rectangular multi-colored rug	Badly scratched in heavy traffic areas particularly near kitchen door and by the sideboard
Radiator		Tempered glass heating panel behind door	Not tested
Lighting	7	Inset lights	
Switches		Chrome	
Wall sockets		Chrome	Not tested
Window	3	Large bay with three windows, each having four panes of glass in each section Four floral tulip arrangement – two white, two red	Paint cracking on window frame otherwise no obvious defects
Curtains	2	Cream full length interlined curtains Cream roller blind with beaded controls	Some speckled stains to low level curtain on left hand side

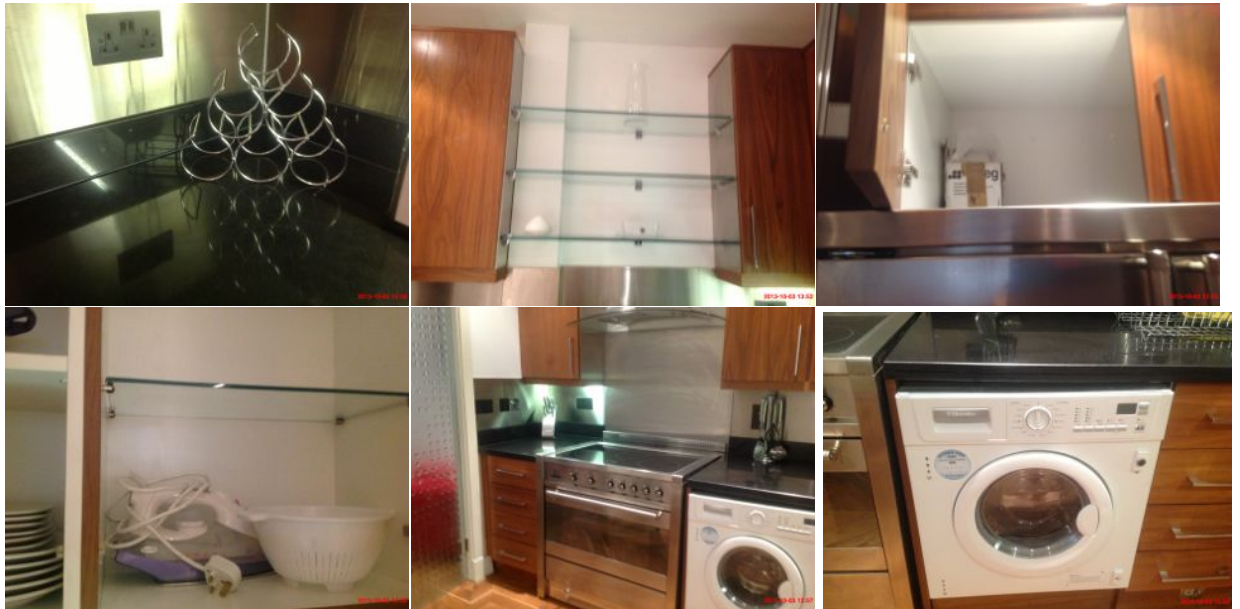
Item	QTY	Description	Condition
<b>Sofa &amp; chairs</b>		One red settee with removable covers Four red scatter cushions Two red arm chairs one has white and red scatter cushion Red foot stool Garden sun chair with Union Jack cushion	Small white stain on settee
<b>Table</b>	3	Dark wood dining table with white contemporary floral arrangement on top Six upholstered chairs with high backs Glass coffee table with light wood effect base Black occasional/TV table Two small red rose floral arrangements	Light scratch on dining table side near window Small mark on one of the dining chairs  Wood base is sticky
<b>Television</b>	3	Panasonic television wall mounted	Working
<b>Side board</b>	3	Black wood effect side board with drawers in center and cupboards with one shelf in each either side Large rectangular tempered glass on top Decorative floral arrangement	Veneer heavily marked under glass Filled with various items to include cushions, bedding, picture frames – Tenant has asked for these items to be removed

## Kitchen Images









## Kitchen

Item	QTY	Description	Condition
Door - Exterior		Tempered glass double doors on chrome hinges	No obvious defects
Door - Interior		Tempered glass double doors on chrome hinges	No obvious defects
Woodwork (architrave & skirting)		Painted white	Mark on skirting board near fridge
Ceiling		Painted white 2 speakers	
Walls		Painted white	
Flooring		Parquet flooring	Scratched in heavy traffic areas; very small just inside door; paint marks to the edges Fixed door stops
Lighting	5	Inset lights	
Work surface		Black granite	Lime scale mark near sink
Sink		Stainless 1.5 sink with chrome mixer tap, Chrome dish rack Selection of cleaning products and a scrubbing brush under sink	Plug missing
Cabinets/units		Range of dark wood wall and floor cabinets and drawers with brushed chrome pull handles Glass shelve unit	All in very good condition
Cooker		SMEG Cooker with halogen hob and glass vision oven	Inbuilt burn marks on rings and edges Scratches on stainless steel to the side Debris in between cooker and worktop Oven very clean
Extractor hood		SMEG over cooker	Working
Microwave		Sharp - white	Working
Washing Machine		Electrolux washer dryer	In good condition
Dishwasher		Slim chrome effect	Shading/scratched on door
Fridge/freezer		SMEG	Shelf missing in freezer part Limescale around ice maker



Item	QTY	Description	Condition
Table & Chairs		Square white laminate effect square table; Two white chairs	Small crack on surface Slight discolouration on seats of chairs
Cutlery & crockery		Cream butter dish 17 glasses – various types and styles 5 cereal bowls 6 side plates 5 dinner plates 5 Denby white cups and saucers 2 teaspoons 6 tablespoons 10 forks 12 knives Wine bottle opener 2 potato peelers 1 tin opener 3 spatulas	
Cooking utensils		5 chopping boards – wooden and acrylic Wok Griddle pan Non stick frying pan White plastic colander 3 lidded saucepans 1 large saucepan without a lid 1 milk pan Lidded Pyrex dish Stand with fish slice, masher, slatted spoon, ladle, long fork	Knife marks on all chopping boards Base of wok badly scratched Saucepans in good condition although usage signs evident
Bin		Tall chrome pedal bin	Lid broken

Item	QTY	Description	Condition
Miscellaneous		Chrome bottle rack Chrome kitchen towel holder White electric kettle Tall glass flower case Iron Grey Squeegee mop Selection of cleaning cloths Blue washing up bowl Vintage style clock LOVE frame Small white vase Toaster in box 4 black trays 1 wooden tray Cheese grater Cream and chrome toaster Drawers to the left hand side of the cooker filled with various sundry items e.g. remote controls, disks, papers etc.	

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## Tenant Declaration

*Whilst every care has been taken to ensure the accuracy of this schedule, the Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule.*

I/ we confirm that the contents of this inventory and condition report are a fair and correct schedule of the contents therein.

Lead Tenant Name:

Lead Tenant Email:

Lead Tenant

Signature:

***The tenant acknowledges that the report must be signed and returned to the issuing agent within 7 working days from the commencement of the tenancy. If the report is not returned within this timescale, any future discrepancies will not be admissible.***

## Assessor Declaration

I confirm that the contents of this inventory and condition report are a fair and correct schedule of the contents therein.

Assessor Name:

Assessor Signature: