



116, Thirlmere Gardens, Wembley, Middx. HA9 8RF
harrison644@btinternet.com www.harrison-dea.co.uk
Mob: 07976 632515

INVENTORY PREPARED ON BEHALF OF

ANOTHER

Flat 4, 40 Anywhere, London, NW9 T99



REPORT COMPILED BY

BOOKING REF:

INSPECTION DATE

PROPERTY DETAILS:

A.HARRISON

22ND JULY 2017

2 BEDROOMS, UNFURNISHED

INVENTORY GUIDANCE NOTES	3
THE END OF YOUR TENANCY	5
<i>CHECK-OUT APPOINTMENT.....</i>	<i>5</i>
SCHEDULE OF GENERAL CONDITION AT INVENTORY	6
<i>KEYS.....</i>	<i>7</i>
<i>GARDEN/ PATIO/ DRIVEWAY.....</i>	<i>8</i>
<i>METER READINGS.....</i>	<i>8</i>
<i>GAS APPLIANCES</i>	<i>8</i>
<i>SMOKE ALARMS</i>	<i>9</i>
<i>CARBON MONOXIDE ALARMS.....</i>	<i>9</i>
<i>HEAT DETECTORS</i>	<i>9</i>
INVENTORY REPORT	11
<i>ENTRANCE HAL.....</i>	<i>11</i>
<i>BATHROOM</i>	<i>15</i>
<i>BEDROOM 1.....</i>	<i>17</i>
<i>BEDROOM 2.....</i>	<i>20</i>
<i>EN SUITE</i>	<i>23</i>
<i>RECEPTION</i>	<i>26</i>
<i>BALCONY</i>	<i>29</i>
<i>KITCHEN.....</i>	<i>30</i>

INVENTORY GUIDANCE NOTES

Any discrepancies regarding the accuracy of the report should be brought to the attention of Albert Harrison **within 7 days** of the report being sent to the instructing party; otherwise it is accepted the report is accurate.

This inventory presents a precise record of the contents and condition of the property in question on the date the inventory was taken. It is the responsibility of the tenant, landlord and respective agent to agree on the accuracy of this report and it is advised that both parties sign it in confirmation

This images used in this report have been included for the sole purpose of assisting the reader in clarification of the condition and damage found and stated in the report, however due to lighting conditions they may not be an accurate reflection.

Please note; it is strongly advised that you inform the clerk of any notes you want included in final the inventory report prior to signing. Albert Harrison cannot be held responsible for any errors or omissions. Any discrepancies regarding the accuracy of this report need to be agreed directly between the landlord and the tenant. Albert Harrison will not get involved with amendments unless an update of the report is arranged.

The inventory has been prepared on the principle that if the 'condition' column is left blank then the item is free from obvious defects, damage or soiling.

Albert Harrison will test Smoke Alarms, Heat Detectors and Carbon Monoxide Alarms where it is possible to do so providing that they are easily located. If we are unable to access or locate them it will be noted in the reports "Schedule of Condition" that they have not been tested. Albert Harrison will endeavour to inform the relevant individuals if an alarm isn't present in the recommended locations or if they were unable to test them for whatever reason, but ultimately Albert Harrison does not take responsibility for this information reaching the correct person. It should be noted these items can malfunction after a property has been attended and therefore it is recommended they are checked by the tenant/landlord/managing agent on a regular basis and the batteries changed annually or at the beginning of each new tenancy. Where the inventory notes the presence of smoke alarms and carbon monoxide detectors, the inventory company will test these items for power supply only and this should not be interpreted to mean that these items are fully working or that the property complies with the 2015 regulations. Albert Harrison can only comment on the working order of these items on the date that the inventory companies representative attends the property. Detectors which are part of a common system will not be tested. The Inventory Company will take no responsibility for damage or mal-function during the testing of such alarms.

Albert Harrison does not undertake to remark on any structural defects. Albert Harrison cannot attribute as to the value of any objects at the property. Only this inventory can be used for comparative purposes at the end of the tenancy. This report cannot be used in the event of a dispute unless payment for the works carried out has been settled.

Albert Harrison will not move any large or heavy items nor describe the contents and condition of any unattainable areas such as basements and lofts. Albert Harrison will not undertake to lift mattresses and inspect the undersides of them and therefore cannot take responsibility for any damage missed.

We cannot inspect items put away in such a manner that they cannot be taken out easily to be examined. Any items left in locked rooms or cupboards are the sole responsibility of the Landlord and will not be included in this inventory.

All descriptions within this inventory are for identification purposes only. At the time of Check Out a comparison will be made between the original inventory and the state of the property and contents at the commencement of the tenancy.

Any electrical appliances tested will be for power only and this will only be carried out where practical. 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 its current condition.

Other areas such as garden, garages, lofts, basements and garden sheds, will only be checked upon instruction and an extra charge will be incurred.

Albert Harrison does not undertake to comment on the exact specification of items and are not furniture specialists. No attempt will be made to identify items by its original manufacturer or the period in which it was produced – the inventory clerk will only describe an item as it is seen and will not state if it is antique, designer, modern, antico etc. If items are brand new and are to be stated as being 'brand new', Albert Harrison must be informed prior to Check In/handing back the inventory.

The appropriate utility companies must be assigned to check any meter readings. Albert Harrison cannot be held accountable for any discrepancies. Should meters not be located or accessible to read then no readings will be taken and we cannot be held responsible for this.

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 as the item complies with the furniture 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.

At the end of the tenancy all personal items must be removed and cleaning must be concluded prior to the Check Out date. The property must be restored to the condition it was found on the date the tenancy commenced.

The managing agent or landlord must be informed of any items removed from, or added to the property. Failure to do so may result in charges being made for the replacement of items removed. It is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should items not be in their original position at Check Out and as a result the clerk lists items as 'not seen', Albert Harrison cannot be held responsible. Heavy items of furniture that have been moved should also be returned to their correct positions

THE END OF YOUR TENANCY

The following notes have been written to help facilitate a problem free move at the end of your tenancy:

Cleaning must be thorough. The main areas of concern are sanitary ware, windows, hard floors, woodwork, kitchen appliances including; kitchen units, shelves, ovens, cooker hoods, refrigerators, wardrobes and drawer units, linens and bedding. It is expected that the property will be in a similar condition of cleanliness as noted in the original inventory, particularly with regard to material items. 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 your deposit.

Carpets should be thoroughly vacuumed. Depending on the agreement and/or length of the tenancy they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensatory costs will be made towards any further damage such as stains or cigarette burns. If a carpet is badly marked or damaged you may be charged for part or all of the cost of replacement.

Crockery, China and Utensils will be checked for soiling, chips, burn marks, loose handles to pans, and such like. All china, glassware, kitchen utensils etc, should be clean and accessible. Any packed away during the duration of the tenancy must be unpacked, cleaned and returned to the correct position.

Decorations It is accepted that during the course of normal day to day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found to be excessive it will be pointed out in the check-out report. For example, hooks and nails driven into walls: excessive furniture rubbings: pencil or crayon marks, tears to wallpaper, excessive damage to woodwork etc.

Beds, bed bases and mattresses will be examined as far as possible for staining and damage not previously recorded in the inventory. Charges will be made in the form of cleaning charges, or compensation, or a percentage of the replacement cost as appropriate. Linen and bedding, if any, should be left clean and pressed. Beds should not be made up as they need to be examined. Bedding & linen should be clean and placed neatly in the airing cupboard or appropriate room.

Polished Furniture will be checked for scratches, ring marks, burns, soiling and damage to joints and comments will be made as appropriate. Repair costs and re-polishing costs are high. It is in your interest to take steps to protect the furniture with mats etc.

Soft Furnishings - It is expected that these will be in a similar condition as at the start of the tenancy. It is in your interest to protect the furnishings as compensation charges or replacement costs may be deducted from your deposit for any damage or excessive wear incurred. Any staining, soiling or excessive discolouration will attract cleaning charges.

Keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost you may be charged replacement costs for the locks. If you have extra keys cut these should also be returned. All keys must be available and labelled clearly.

Gardens- If the owner has not employed a gardener at the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding of beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested this is confirmed with the Managing agent prior to taking action as they may need specialist treatment.

CHECK-OUT APPOINTMENT

It is most important that all cleaning has been completed prior to this time and that all personal items have been removed. The property must be ready to be handed over along with the keys at the appointed time of the check out. If you are not ready to leave, it will not be possible to carry out the Check out and a charge for an abortive visit will be incurred.

At the termination of the tenancy the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent/Instructing Principal. This report will indicate whether, in our opinion, the deterioration outlined is considered fair wear and tear. Normal fair wear and tear will be assessed on the length of the tenancy and type of occupancy.

SCHEDULE OF GENERAL CONDITION AT INVENTORY

GENERAL CONDITION	The property is in good condition
GENERAL ODOUR	The are no odours
GENERAL CLEANING:	The property has been domestically cleaned to a good standard
DECORATIVE CONDITION	There are scattered scuffs & finger marks to the walls as noted. There are scattered scuffs & paint chips to the woodwork as noted
STANDARD OF CLEANING	The décor is in clean condition. There is some light dusty to the skirting boards
FLOORING	There are furniture indents to the carpets, the tiled and wooden floors are in good condition
STANDARD OF CLEANING	There are draught marks to the edges of the carpets and scattered stains. The grouting to the tiled floors is discoloured
GLAZING	Some of the plastic trims to the UPVC windows are detached. There are light marks to the sills
STANDARD OF CLEANING	Some of the glass windows are misted to the balcony doors
UPHOLSTERY /FURNITURE	N/A
STANDARD OF CLEANING	N/A
CURTAINS/ BLINDS	The curtains and blinds are in good condition
STANDARD OF CLEANING	There are some black marks to the bottom of the reception room curtaons
ELECTRICAL APPLIANCES	The appliances have been tested for power
STANDARD OF CLEANING	The appliances are in clean condition
LINEN	N/A
STANDARD OF CLEANING	N/A
KITCHEN	The kitchen units and work surfaces are in good condition
STANDARD OF CLEANING	The base unit interior under the sink is stained
BATHROOMS	The bathrooms are in good condition
STANDARD OF CLEANING	The sealant around the shower screens and bath is mouldy
LIGHTING	The lights are in good working order
STANDARD OF CLEANING	The light fittings and shades are in clean condition

ACCESS KEYS		
QUANTITY	TYPE	IMAGE
4	Yale	
WINDOW KEYS		
QUANTITY	TYPE	IMAGE
2	Small yales	
BALCONY KEYS		
QUANTITY	TYPE	IMAGE
1	Yale	See above
BACKDOOR KEYS		
QUANTITY	TYPE	IMAGE
LETTERBOX KEYS		
QUANTITY	TYPE	IMAGE
PARKING PERMITS & FOBS		
QUANTITY	TYPE	IMAGE
2	Fobs	
1	Parking remote	
KEYS RETURNED		
RETURNED TO NAME		
COMPANY/CONTACT DETAILS		
	Tenant	

KEYS

GARDEN/ PATIO/ DRIVEWAY	CONDITION		IMAGE		
	N/A				
METER READINGS	ELECTRIC METER		GAS METER		WATER METER
	LOCATION	SERIAL NUMBER	LOCATION	SERIAL NUMBER	LOCATION
	G/F riser	K01E38772	Car park	G4A0082480	N/A
					READING
	54325		19488		
	IMAGE		IMAGE		IMAGE
					
GAS APPLIANCES	Boiler Hob				

SMOKE ALARMS	QUANTITY	LOCATION	CONDITION	IMAGE
	1	Hallway	Not tested	
CARBON MONOXIDE ALARMS	QUANTITY	LOCATION	CONDITION	IMAGE
	1	Kitchen	Tested	
HEAT DETECTORS	QUANTITY	LOCATION	CONDITION	IMAGE

The Smoke Alarms & Carbon Monoxide Alarms have not been tested in the presence of the tenant.

TENANTS' SIGNATURE DECLARATION

Property Address:

Date of Tenant Check-in:

Tenant(s) / Agent present at Check-in:

1. Signature Print Name

2. Signature Print Name

3. Signature Print Name

4. Signature Print Name

(together the 'Tenant(s)') / Agent

By signing this Declaration, the Tenant(s) hereby confirm the following:

- The Inventory Clerk has reviewed and agreed with the Tenant(s) / Agent the extent of the Property's contents, fixtures & fittings together with any defects in the condition of the Property.
- The Property's contents, fixtures and fittings together with any defects in the condition of the Property will be recorded in the Inventory of Condition relating the Property (the 'Inventory')

In the event that omissions or errors in the Inventory are identified by the Tenant(s), or the Tenant(s) disagree with the description of defects to the Property in the Inventory, the Tenant(s) hereby agree to notify the appointed Letting Agent of the Property of such changes or variations within **7 days** of the Check-in Date.

If the Tenant(s) provides no additional changes or variations to the Inventory, the Tenant(s) hereby agrees that the Inventory will be deemed to comprise a fair and accurate schedule of the condition and contents of the Property as at the Check-in Date.

The Fire & Safety Regulations regarding Furnishings, Gas Electrical and similar services are ultimately the responsibility of the Instructing Principal. Where the inventory notes "F.F.R label seen" this should not be interpreted to mean that 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 March 1996 (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.

Albert Harrison cannot be held responsible for any errors or omissions. All meter readings should be checked by the relevant utility companies, as I cannot be held accountable for any discrepancies.

INVENTORY REPORT

Client: Another

Property: Anywhere XXXX

Date: 22nd July 2017

If the 'condition' column is left blank then the item is free from obvious defects, damage or soiling.

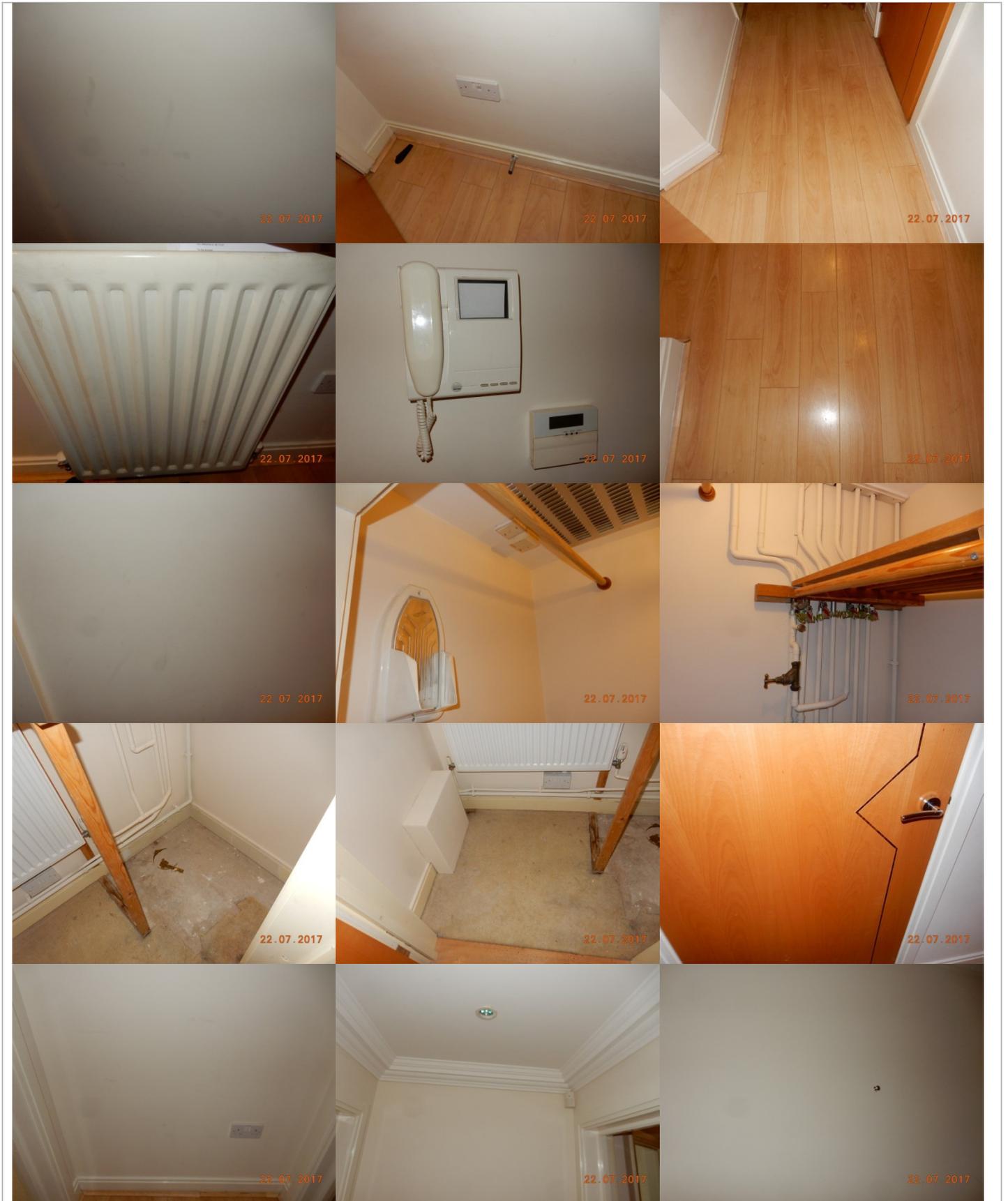
General Notes: The property has been domestically cleaned to a good standard.

ENTRANCE HAL

No.	Item	QTY	Description	Condition
1.	Front door		Wood; chrome numeral 4; chrome spyhole; chrome Yale lock; chrome Yale latch lock; chrome door pull; chrome dead lock; chrome letter box and flap	Bottom of the door – minor light rub marks
2.	Door frame exterior		Wood painted white	Scattered angle chips
3.	Door interior		Wood; chrome latch lock; chrome spy hole; no flap; chrome twist lock; chrome letter box and flap; top of door an alarm sensor	Good condition
4.	Door frame interior		Wood painted white	In good condition
5.	Ceiling and coving		Painted white	In good condition
6.	Lighting		3 recessed spot lights	In working order
7.	Smoke alarm	1	White plastic	As fitted; Not tested
8.	Walls		Painted cream	Behind door mid to low level scattered light rub marks; Left hand side of reception room – low level angle chips and some mid-level scuff marks; One screw; Between bedroom one and between bedroom two mid to low level scuff marks
9.	Alarm sensor	1	White plastic	As fitted
10.	Skirting boards		Wood painted white	In good condition
11.	Radiator		White	Good condition
12.	Alarm panel		British Gas	Not tested
13.	Entry phone		System; cream plastic; Bitron video MZ100	Tested for power
14.	Light switches and power sockets		White plastic	As fitted
15.	Thermostat		Wall mounted; Hive	In working order
16.	Door stop		Skirting mounted in metal with black rubber tip	As fitted
17.	Cupboard		First – door wood with chrome lever handle; door frame exterior wood painted white; door interior wood with chrome lever handle; door frame interior wood painted white; ceiling painted white; walls painted cream; skirting boards wood painted white; floor cream	First – cupboard door – good condition; Door frame exterior – in good condition Door interior – good condition; Door frame interior – in good condition;

		<p>fitted carpet; power socket white plastic; alarm control panel wall mounted; portrait wood with 3 brass prongs; fuse board wooden slatted shelves; lighting automatic sensor with low energy bulb</p> <p>Second – door wood with chrome lever handle; door frame exterior wood painted white; door interior wood with chrome lever handle; ceiling painted white; lighting ceiling mounted fitment with low energy bulb; walls painted cream; wooden slatted shelves 2 sets off with hanging rail; 2 wall mounted hanging rails in wood; 1 iron holder white metal; radiator white; skirting boards partly painted cream and partly painted white; floor partly cream fitted carpet and partly concrete; flooring wooden floor</p>	<p>Ceiling – Scattered scuff marks;</p> <p>Walls – numerous scuff marks from high level to low level;</p> <p>Skirting boards – good condition;</p> <p>Floor – some furniture indentation marks;</p> <p>Power socket – as fitted;</p> <p>Alarm control panel – as fitted;</p> <p>Portrait – in good condition;</p> <p>Fuse box – as fitted;</p> <p>Wooden Slatted shelves – Light dust to top;</p> <p>Lighting – Light in working order</p> <p>Second cupboard</p> <p>Door – Bottom of the door white paint mark;</p> <p>Door frame exterior - in good condition;</p> <p>Door interior - small scratch to center;</p> <p>Ceiling - good condition;</p> <p>Lighting - light in working order;</p> <p>Walls - in good condition;</p> <p>Wooden slatted shelves - good condition;</p> <p>Wall mounted hanging rails - in good condition;</p> <p>Iron holder - as fitted;</p> <p>Radiator - fitments complete;</p> <p>Skirting boards - dusty to top;</p> <p>Floor - carpet stained;</p> <p>Flooring - light usage surface scratches and consistent with use</p>
--	--	---	--

IMAGES





BATHROOM

No.	Item	QTY	Description	Condition
1.	Door		Wood with chrome lever handle	Good condition
2.	Door frame exterior		Wood painted white	In good condition
3.	Door interior		Wood with chrome lever handle; chrome twist lock	Lock mark to top of the door
4.	Wood frame interior		Wood painted white	In good condition
5.	Ceiling		Painted white	In good condition
6.	Ligating		2 recessed spot lights	Both in working order
7.	Extractor	1	White plastic	As fitted
8.	Walls		Partly tiled marble effect and partly painted cream	Painted area – one screw; Mid to low level scattered light rub marks; To the right hand side of radiator – some splash stains and some scattered rub marks; Tiled area – in good condition
9.	Skirting board		Wood painted white	In good condition
10.	Floor		Cream floor tiles	Grouting lightly discoloured
11.	Ladder radiator		Wall mounted in white	In good condition
12.	Towel ring		Wall mounted; chrome	In good condition
13.	Shaver socket		White plastic	As fitted
14.	Mirrored cupboard		Double doors; white melamine shelf to interior; 2 spot lights	Spot lights – both in working order
15.	Wash basin		White with chrome mixer tap and pop up	Clean and in good condition
16.	Toilet		Push button flush toilet with white plastic seat and lid	Some scratches to seat
17.	Toilet roll holder		Wall mounted; chrome	In good condition
18.	Light switch		Ceiling mounted; white plastic with white chord and wooden toggle	Good condition
19.	Bath		Acrylic bath in white with wall mounted chrome thermostatic mixer tap and one retractable chrome shower head	Waste control is detached;
20.	Bath panel		White plastic	Light scratches to top

IMAGES





BEDROOM 1

No.	Item	QTY	Description	Condition
1.	Door		Wood with chrome lever handle; and there is a blue name plate on door with 2 red cars marked HARRISON	Centre door small white mark
2.	Door frame exterior		Wood painted white	In good condition
3.	Door interior		Wood with chrome lever handle	Underneath handle small rub mark
4.	Door frame interior		Wood painted white	Some angle chips left hand side at mid-levels
5.	Ceiling		Painted white	In good condition
6.	Coving		Painted white	In good condition
7.	Walls		Painted cream	Some finger soiling around light switch and around power sockets; Some low level scuff marks left hand side of door; Small blue mark above radiator; Facing wall has scattered scuffs mid to low level; Behind door some low level scuff marks and figure marks
8.	Skirting boards		Wood painted white	Some shrinkage cracks to the top and to angles
9.	Door stop		Skirting mounted; chrome with black rubber tip	As fitted
10.	Floor		Cream fitted carpet	Light draft marks to edges; Some furniture indentation marks; Some light marks at entrance
11.	Radiator		White; metal	In good condition
12.	Switches and sockets		White plastic	Lightly paint marked
13.	Aerial point		White plastic	Lightly paint marked
14.	Lighting		Ceiling mounted fitment with cream shade	Shade – in clean condition
15.	Window		White UPVC double glazed; clear glass; 2 gold coloured handles; windowsill wood painted white	Window sill – scattered scratches to top
16.	Curtains		Window length curtains in cream on a metal curtain rail	Good condition

IMAGES







BEDROOM 2

No.	Item	QTY	Description	Condition
1.	Door		Wood with chrome lever handle;	Bottom of the door light scratches
2.	Door frame exterior		Wood painted white	Minor angle chips to right hand side
3.	Door interior		Wood with chrome lever handle	Good condition
4.	Door frame interior		Wood painted white	In good condition
5.	Ceiling and coving		Painted white	Scuff near window
6.	Lighting		Ceiling mounted fitment with cream shade; 1 spot light	Both in working order
7.	Walls		Partly painted grey and partly painted cream	Grey painted area – some low level scuff marks between sockets; Cream painted area – painted over holes; Some low level shading; Angles chipped to the left hand side of fitted cupboards; Some light finger soiling around light switches and power sockets
8.	Skirting boards		Wood painted white	Scattered marks
9.	Door stop		Skirting mounted; chrome with black rubber tip	As fitted
10.	Floor		Light taupe fitted carpet	Light draft marks to edges; Some furniture indentation marks; Red mark at centre; Scattered spot marks in front of radiator
11.	Radiator		White	Fitments complete
12.	Window		White UPVC double glazed window; 2 gold coloured handles; double glazed clear glass; windowsill wood painted white	Minor marks to sill
13.	Curtains		Window length curtains in cream on a metal curtain track	Curtains lightly shaded
14.	Fitted cupboard		Double doors in wood with chrome handle; frame wood painted white; interior – ceiling painted white; walls; skirting boards wood painted white; floor continuation of the bedroom floor Contents – wooden shelf and chrome hanging rail	Good condition; Ceiling – scattered scuffs; Walls – scuffed; Skirting board – light dust to top;

IMAGES







EN SUITE

No.	Item	QTY	Description	Condition
1.	Door		With chrome lever handle	Good condition
2.	Door frame exterior		Wood painted white	Scattered paint chips
3.	Door interior		Wood with chrome lever handle and chrome twist lock	In good condition
4.	Door frame interior		Wood painted white	Scattered angle rubs and marks
5.	Ceiling		Painted white	In good condition
6.	Lighting		3 recessed spot lights	In working order
7.	Extractor	1	White plastic	As fitted
8.	Walls		Tiled grey and cream pattern	In good condition
9.	Floor		Tiled cream	Grouting lightly discoloured
10.	Window		White UPVC double glazed window with frosted glass; 2 gold coloured handles; window sill tiled to match wall	Sill - grouting lightly discoloured
11.	Towel ring	2	Wall mounted chrome	As fitted
12.	Mirrors		2; wall mounted	Light silvering to edges
13.	Tooth brush holder	1	Chrome with frosted glass	
14.	Shaver socket		White plastic	As fitted
15.	Wash basins		2; circular white with chrome mixer taps supported on a black granite shelf with 1 grey gloss laminated pull out drawer with brush metal handle	Granite shelf – having some ring stains and scattered marks
16.	Toilet		Concealed push button flush toilet in white plastic seat and lid	Clean and in good condition
17.	Toilet roll holder		Wall mounted chrome	Good condition
18.	Ladder radiator		Chrome; wall mounted	In good condition
19.	Walk in shower		2 clear glass panels	In fairly good condition
20.	Shower tray		White	Light discoloration
21.	Glass shelf		Frosted glass shelf	As fitted
22.	Shower		Thermostatically controlled mixer taps with chrome shower hose; telescopic shower head and large chrome shower head	In clean condition

IMAGES







RECEPTION

No.	Item	QTY	Description	Condition
1.	Double doors		In wood with 1 chrome lever handle	Good condition
2.	Door frame exterior		Wood painted white	In good condition
3.	Door interior		Double doors in wood with 1 chrome lever handle	Good condition
4.	Door frame interior		Wood painted white	In good condition
5.	Ceiling and coving		Painted white	In good condition
6.	Lighting		4 recessed spot lights	In working order
7.	Walls		Partly painted grey and partly painted cream	Cream painted area – 2 screws mid to low level scattered marks; Right hand side of door low level scuff mark; Some finger soiling around light switch; Grey painted area – scattered white marks below sockets mid-level shading
8.	Door stops		2; skirting mounted chrome with black rubber tips	As fitted
9.	Skirting boards		Wood painted white	Slight discolouration to top; Sticky residue marks; Light dust
10.	Radiators		2; white metal	In good condition
11.	Window		White UPVC double glazed window with clear glass; gold coloured handles; windowsill wood painted white; window length curtain in cream on a metal curtain rail	Alarm sensor in situ; Minor marks to frame; Curtain rail – in good condition
12.	Floor		Wooden floor	In good condition
13.	Curtains		Full length cream curtains on a metal curtain track	Some black stains to the bottom of the right hand side curtain
14.	Balcony doors and window		White UPVC double glazed with 2 gold coloured window handles and 1 gold coloured door handle with one yale key	Yale key – in situ
15.	Balcony doors		Double doors in white UPVC with double glazed; 20 clear glass panels to each door	Alarm sensor to the bottom of the door; Some of the glass panels are misted
16.	Threshold		Wood painted white scattered scratches	Scattered marks

IMAGES







BALCONY

No.	Item	QTY	Description	Condition
1.	Walls		Painted cream with black metal railings	In fair condition
2.	Floor		Cream coloured concrete slabs	Lightly weathered
3.	Garden table	1	Black metal frame with mosaic top	Lightly weathered
4.	Garden chairs	4	Black metal	Some rust to frames
5.	Chair cushions	4	Brown	In good condition
6.	Flower pots	11	Assorted	As photographed

IMAGES



KITCHEN

No.	Item	QTY	Description	Condition
1.	Double doors		In wood with 1 chrome lever handle	Good condition
2.	Door frame exterior		Wood painted white	In good condition
3.	Door interior		Double doors in wood with chrome lever handle	Good condition
4.	Door frame interior		Wood painted white	In good condition
5.	Ceiling		Painted white	In good condition
6.	Lighting		4 recessed spot lights	In working order
7.	Walls		Partly painted cream and partly white mosaic tiled	Painted area – 1 screw; Tiled area – in good condition
8.	Skirting boards		Wood painted white	Light dust to top
9.	Floor		Cream floor tiles	Grouting lightly discoloured
10.	Window		White UPVC double glazed window with 2 gold coloured handles; clear glass double glazed; windowsill tiled to match wall	In good condition
11.	Roller blind		In blue with white plastic ball chain mechanism	In good condition
12.	Work surface		Black and grey speckled laminate	In good condition
13.	Kitchen units		Comprising of wall units; base units and drawer units in wood with brush metal handles and wood melamine shelves to interior	Interior base unit under sink – ring stained and water marked; Tops of wall kitchen unit doors - sticky
14.	Sink		1 1/2 bowl; grey stone sink with chrome mixer tap	Good condition
15.	Plate drainer	1	Chrome	Good condition
16.	Light switches and sockets		White plastic	As fitted
17.	Carbon monoxide detector	1	White plastic	As fitted; Not tested
18.	Extractor	1	Ceiling mounted; Silavent	Tested for power
19.	Fridge freezer		Built-in John Lewis; 4 glass shelves; 2 clear plastic crisper drawers; 3 clear plastic door shelves; top one with clear plastic hinged lid; Freezer has 4 clear plastic pull out drawers	Light in working order; Clean and in good condition
20.	Oven		Smeg; stainless steel with digital clock display	Clean and in good condition; 2 control clock knobs missing
21.	Grill	1	Stainless steel; Smeg	Good condition
22.	Dishwasher		Bosch; built-in	In clean condition
23.	Washing machine		White; Bosch	Tested for power
24.	Cooker hood		Brush metal; Smeg	Some rust to the top; One light not working
25.	Gas hob		Stainless steel; Smeg with 4 burners	Clean and in good condition
26.	Towel rail	1	Wall mounted; brush metal	In good condition
27.	Boiler		White; Worcester	In working order

IMAGES



