



A Place, London SW1

Instructing Party: Landlord

Inventory Clerk: Generic

Date	Time	Bedrooms	Extra Areas
6 th May 2022	16:10	1	0

Whilst every care is taken to ensure the accuracy of this inventory, it is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "The Inventory Guys" within 7 days of an inspection/receipt. This report should be thoroughly checked. If we do not hear from you within this period in writing, we can assume that this report is an accurate representation of the condition of the property. Please note The Inventory Guys and our clerks cannot be held responsible for any errors, omissions, differences in opinions or issues you may feel are contained within our reports. This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.



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Overview

Property Details

Is the property occupied?	Yes	Is the property furnished?	No
Type of property	Studio furnished flat	Report reference number	VLP06051

This Check Out has been compiled with reference to the following report. It only notes changes to the contents and condition within this property:

Report	Prepared by	Dated
Inventory Check In	The Inventory Guys	1st May 2021

Weather conditions (for the purpose of photographic clarity):	Clear
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Tenant Details

Name	
Forwarding address	
Email address	

Key Details

Number of keys	0		
Type of keys	1 security fob Second key lost, agent informed		
Location of keys	Agent		
Number / Location of fobs	0		
Number / Location of parking permits	0		

Meter Readings

Type	Reading	Serial Numbers/Notes	Meter Location	Meter key used to access cupboard (if applicable)
Gas	N/A			
Electric	81728	L83A48092	Front of property basement communal meter cupboard	Access via security code
Water	01040	09TA24328	Front of property basement communal meter cupboard	Access via security code



Alarms and or Detectors

Type	Quantity	Location	POWER Tested	Smoke alarm- present on all floors / CO alarm present where a solid fuel burning appliance is present
Smoke/fire	1	Entrance hallway	Tested for power	Yes
	1	Kitchen / Reception	Tested for power	Yes
Carbon Monoxide (CO)	0			
Security Alarm	0			

Utility Provider

Type	Provider	Notes
Gas	British Gas	
Electric	British Gas	
Water	Thames	
Satellite / Cable	Sky	
Telephone	Sky	
Broadband	Sky	

Stop cocks & Fuse box

Type	Location	Notes
Gas	N/A	
Water	Next to meter	
Fuse box	Studio wall	



Schedule of Condition

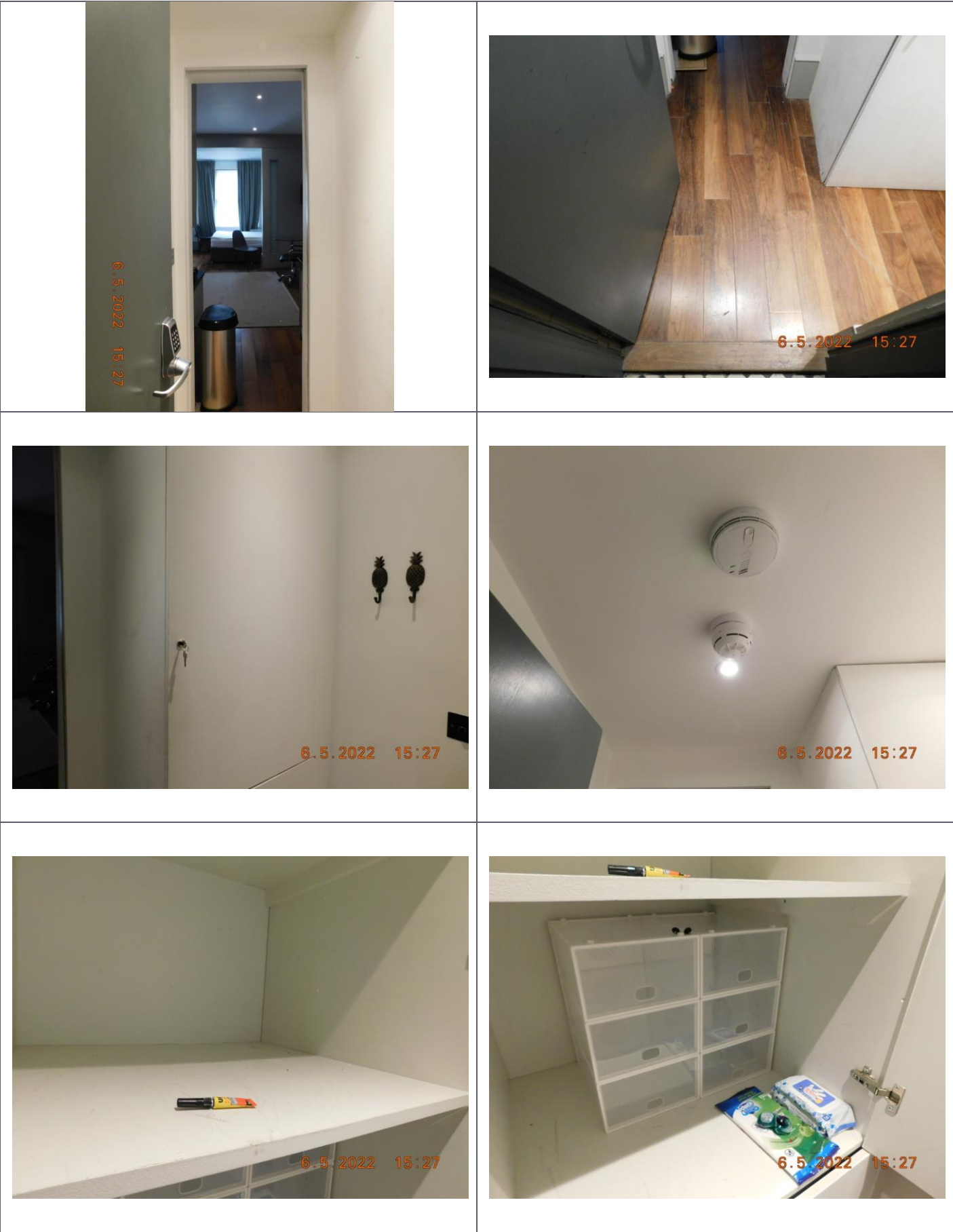
			Yes/No	Comments
1	Overall Cleanliness			Requires professional clean
2	Woodwork	Are all areas fully clean?	No	Skirting dusty
3	Flooring	Are all areas fully clean?	No	Dusty Rubbish items left
4	Windows	Are all areas fully clean?	No	Lightly finger marked
5	Curtains / Blinds	Have they been found to be secure and fully functioning with tie backs for chords present?	Yes	
6	Curtains / Blinds	Both sides free of stains, marks or rips?	Yes	
7	Linen	Does all Linen appear freshly laundered?		N/A
8	Furnishings	Are all areas fully clean?	No	Sofa light grey marking Dining table residue to surface Dining chair grease mark visible
9	Bathroom	Are all areas fully clean?	No	Residue to surfaces chrome and glass Items left by tenant
10	Kitchen	Are all areas fully clean?	No	Heavy residue to surfaces
11	Appliances	Are all areas fully clean?	No	Freezer food debris and build up provides to interior Food debris to interior fridge Heavy residue to hob Light residue to interior oven Light residue to interior dishwasher Washing machine soap tray and rubber seal marked Heavily finger marked and food debris to interior microwave
12	Soft Furnishings	Do all items have an F&F label?	Yes	
13	Interior Lighting	Were all bulbs present & working when tested?	No	1 not working in bathroom
14	Interior Drains	Do they run freely when tested?	Yes	
15	Rubbish	Has all rubbish been cleared?	No	
16	Odour	Is the property odour free?	Yes	

17	Smoke alarms / CO detectors	Are these all present in required areas and tested for power?	Yes	
18	Front of Property	Is the area in neat and tidy order?		Communal
19	Garden/Balcony	Is the area in neat and tidy order?		N/A
20	Garage	Is the area in neat and tidy order?		N/A
21	Extra Comments			

Entrance Hallway

	Item	Condition	Qty	Comments
Doors/Windows				
1	Doors	Locks tested and working		
Décor				
2	Flooring	Dust and debris visible		To be cleaned at tenant's cost
Fixtures & Fittings				
3	Lighting	Tested and working		
4	Fire & Safety	Smoke alarm tested for power at 16:21		
Furniture Items				
5	Entryphone	Tested and working		
6	Storage cupboards	Items and dust to interior		To be cleaned at tenant's cost
7	Washing machine	Soap tray lightly yellow discoloured Rubber seal increase grey markings		To be cleaned at tenant's cost
Odours				
8	Any odours noted?	No		

Entrance Hallway Photos



Entrance Hallway Photos



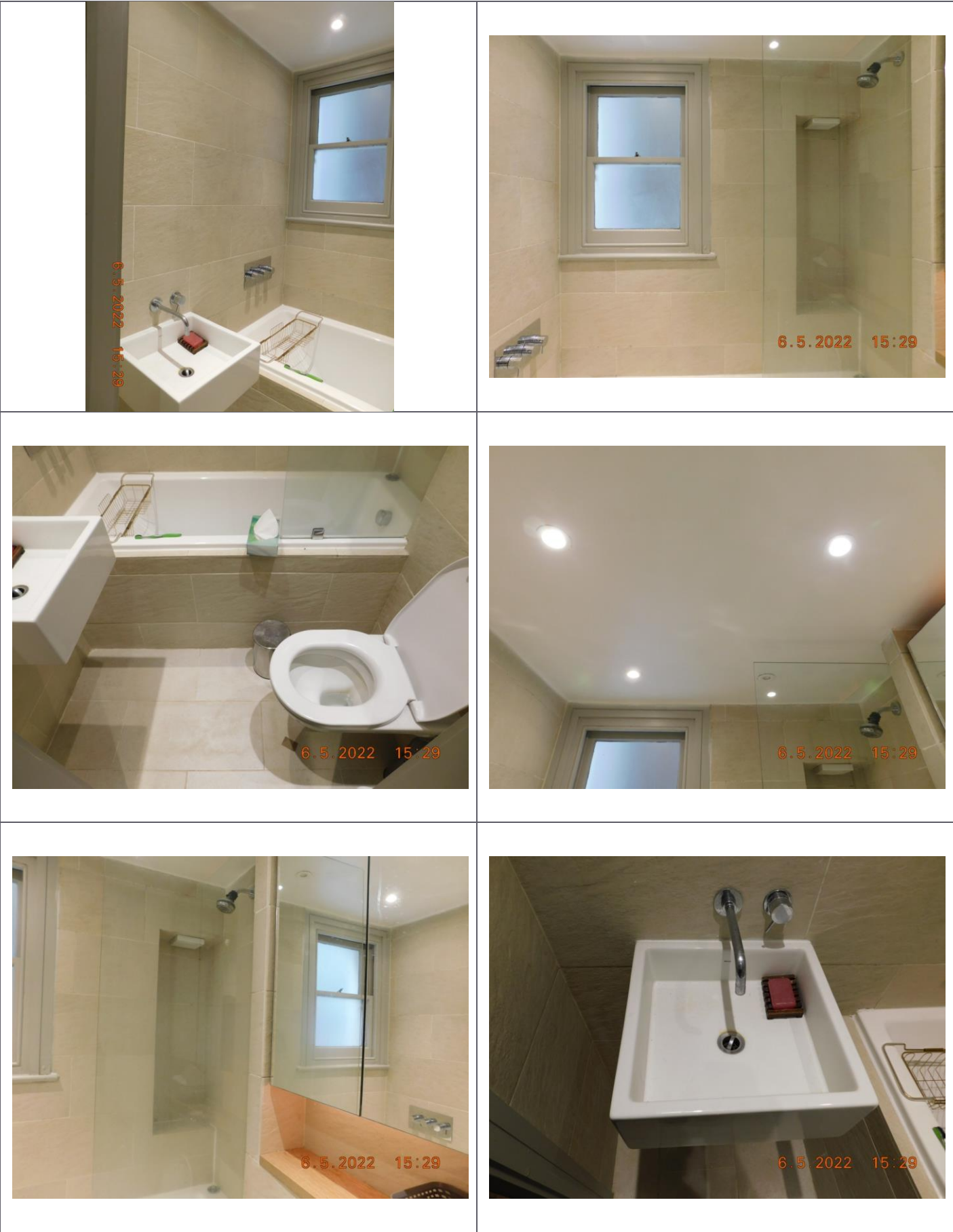
Entrance Hallway Photos

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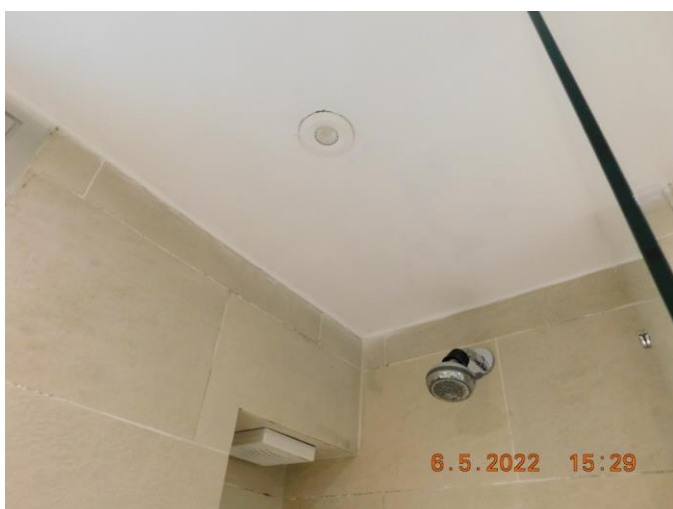
Bathroom

	Item	Condition	Qty	Comments
Doors/Windows				
9	Windows	Finger marked		To be cleaned at tenant's cost
Décor				
10	Flooring	Dust and debris visible		To be cleaned at tenant's cost
Fixtures & Fittings				
11	Lighting	Tested and 1 not working		To be rectified at tenant's cost
Furniture Items				
12	Bathtub	Residue and debris left by tenants		To be cleaned at tenant's cost
13	Shower screen	Water marked		To be cleaned at tenant's cost
14	Basin	Residue to surface Taps tested and working Drains run clear		To be cleaned at tenant's cost
15	Toilet	Flush tested and working Residue to surface Cistern top ring marked		To be cleaned at tenant's cost To be cleaned at tenant's cost
16	Medicine cabinet	Items to interior		To be cleaned at tenant's cost
	Odours			
17	Any odours noted?	No		

Bathroom Photos



Bathroom Photos



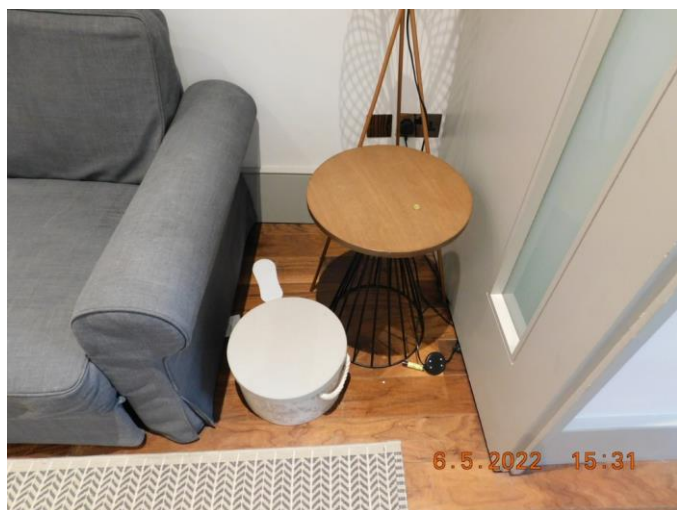
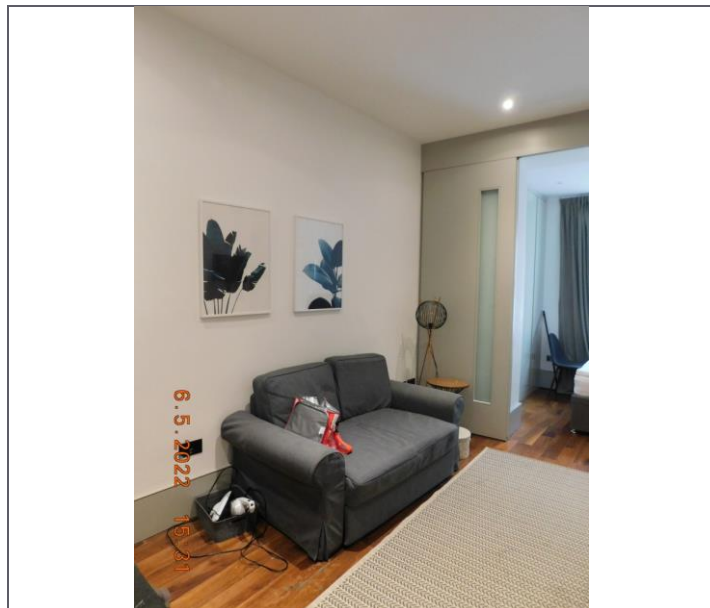
Bathroom Photos



Kitchen / Reception

	Item	Condition	Qty	Comments
Décor				
18	Flooring	Dust Rubbish items left by tenant		To be cleaned at tenant's cost
Fixtures & Fittings				
19	Lighting	Tested and working		
20	Fire and safety	Smoke alarm tested for power at 16:34		
Appliances				
21	Extractor hood	Greasy Light not working		To be cleaned at tenant's cost
22	Hob	Heavy residue to top		To be cleaned at tenant's cost
23	Oven	Glass intact Light residue to surface		To be cleaned at tenant's cost
24	Fridge Freezer	Food debris to freezer Heavy build up provides to interior freezer Food debris to interior fridge		To be cleaned at tenant's cost To be cleaned at tenant's cost To be cleaned at tenant's cost
25	Dishwasher	Light residue to interior edge of door		To be cleaned at tenant's cost
26	Microwave	Heavily finger marked and food debris to interior		To be cleaned at tenant's cost
Furniture Items				
27	Kitchen units	Food debris to interior		To be cleaned at tenant's cost
28	Worktop	Heavy residue and debris visible		To be cleaned at tenant's cost
29	Sink	Taps tested and working Drains run clear Residue to surface		To be cleaned at tenant's cost
30	Sofa	Light residue and items to surface		To be cleaned at tenant's cost
31	Dining table	Residue to surface		To be cleaned at tenant's cost
32	Dining chair	Grease mark visible		To be cleaned at tenant's cost
33	Bin	Items to interior		To be cleaned at tenant's cost
	Odours			
34	Any odours noted?	No		

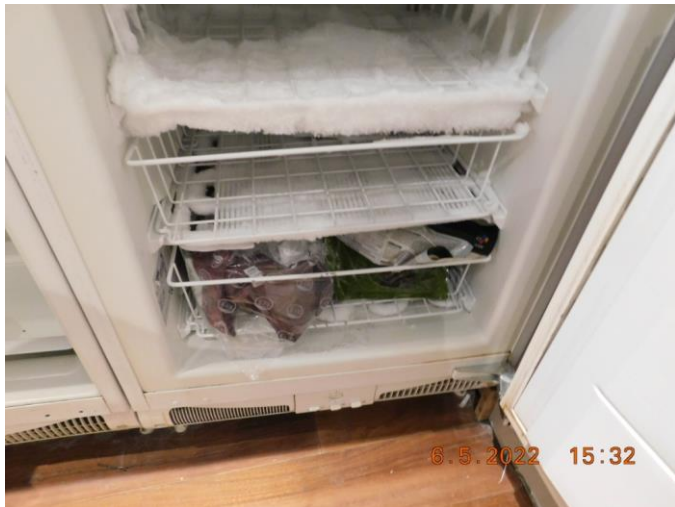
Kitchen/ Reception Photos



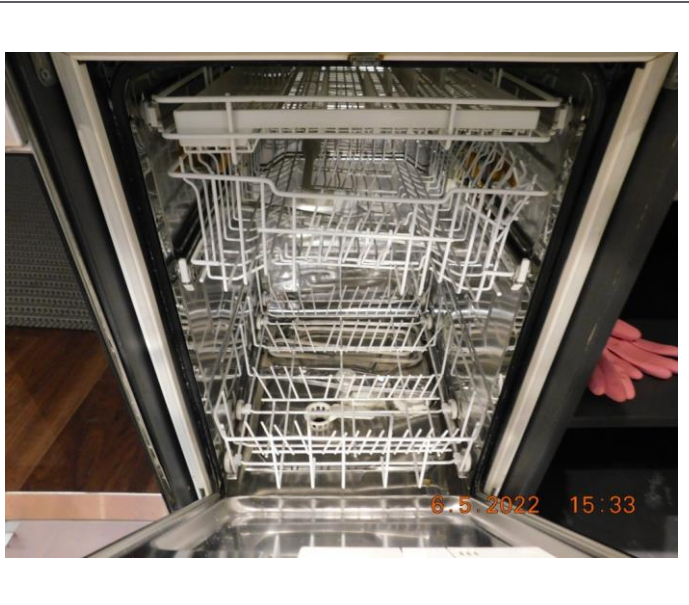
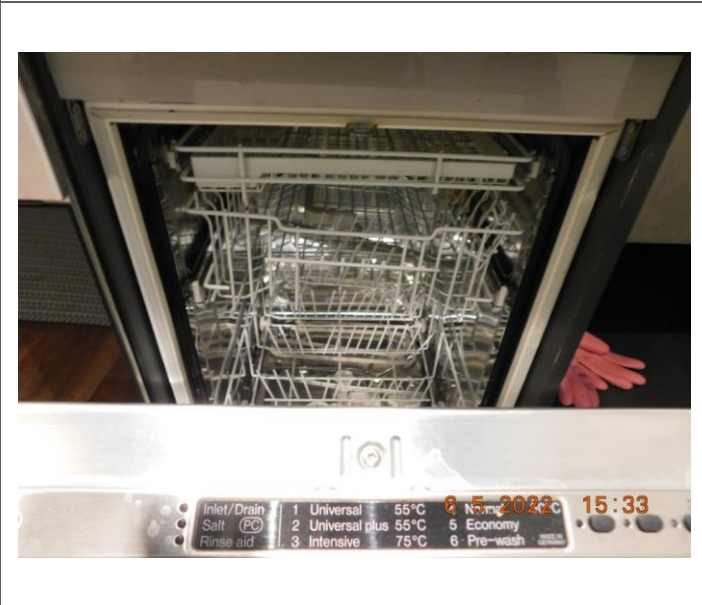
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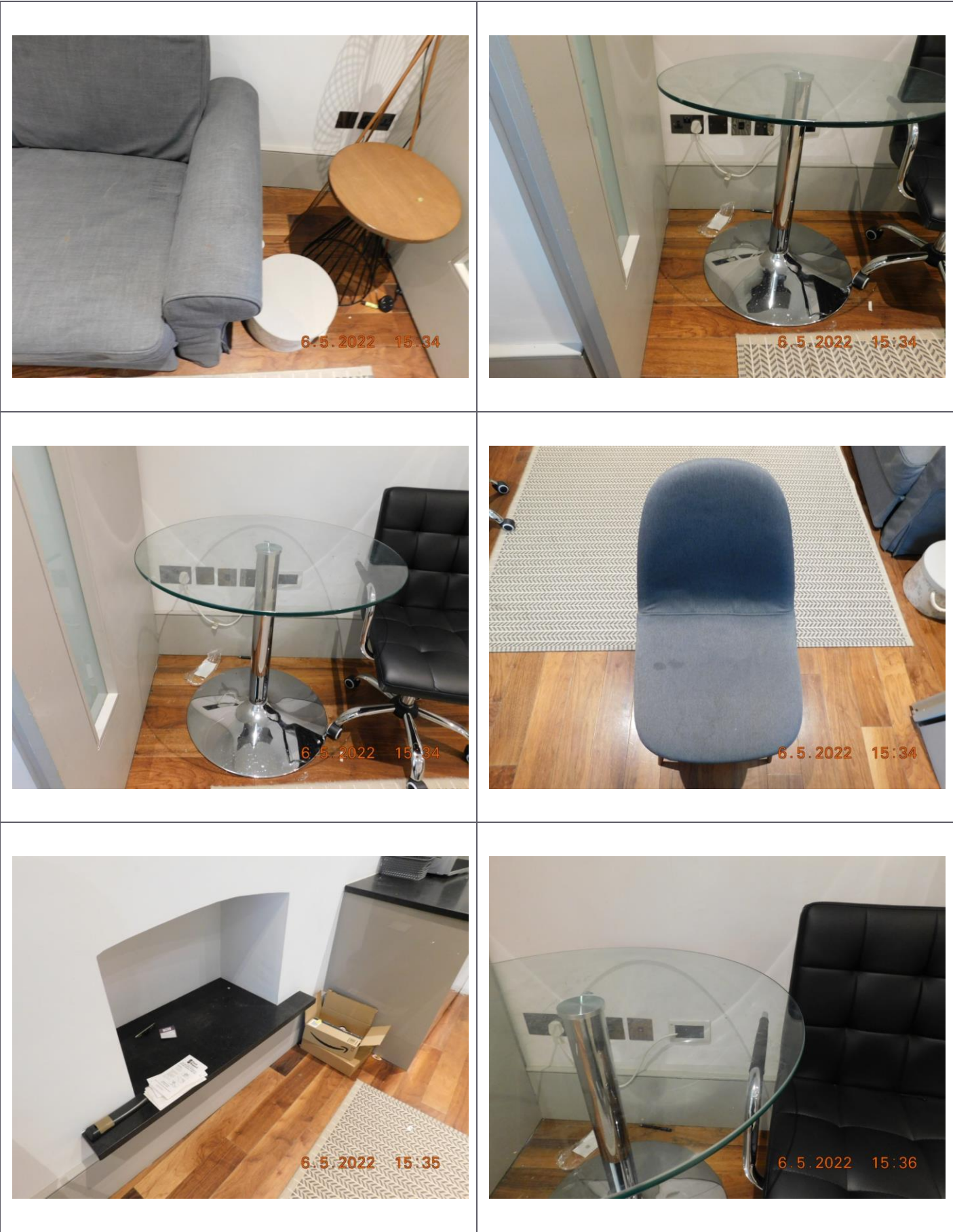
Kitchen/ Reception Photos



Kitchen/ Reception Photos



Kitchen/ Reception Photos



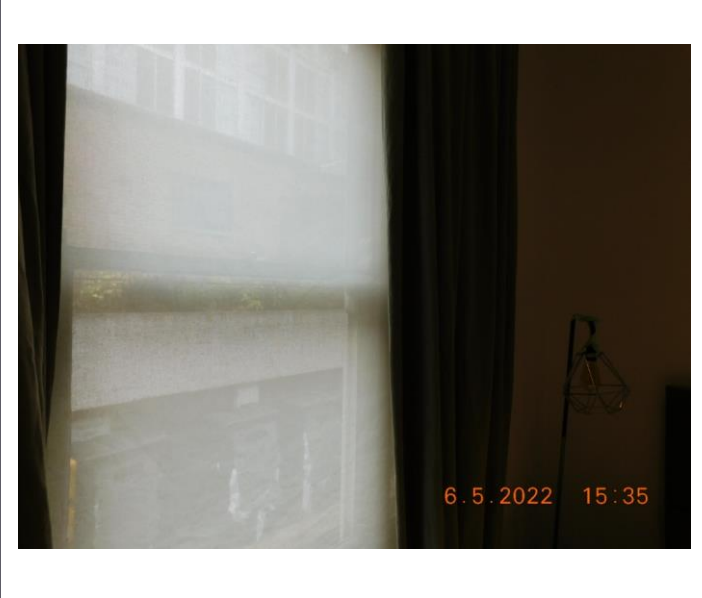
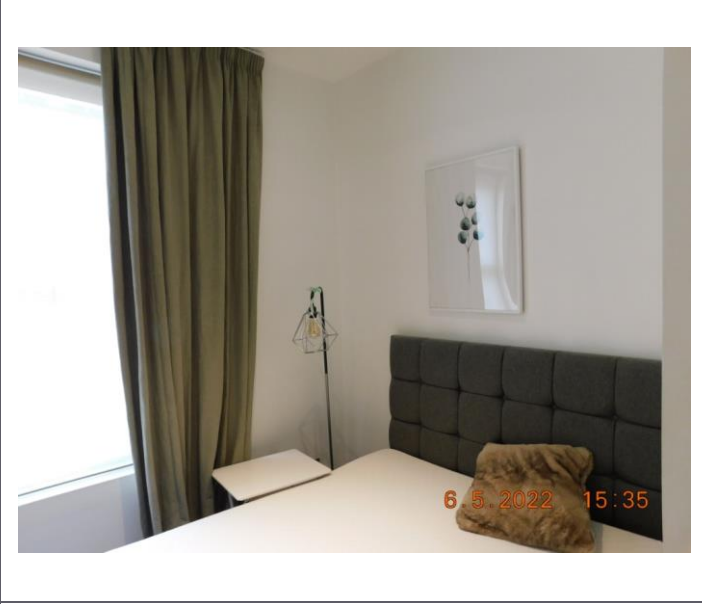
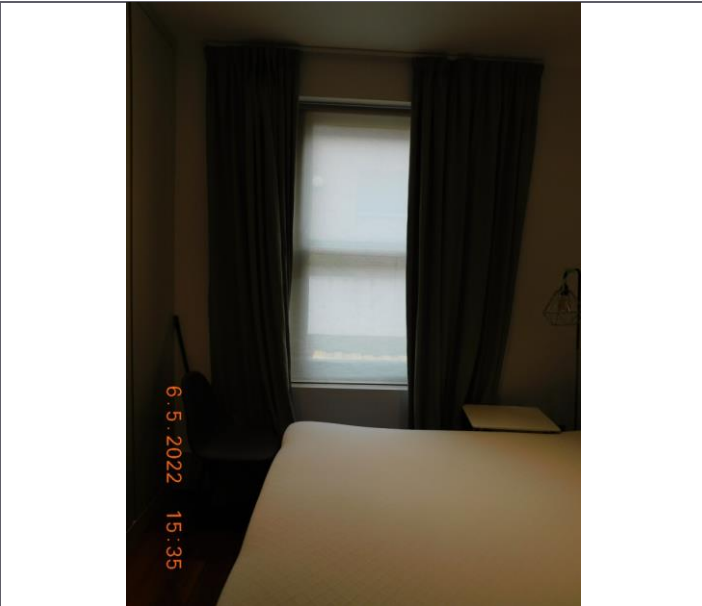
Kitchen/ Reception Photos



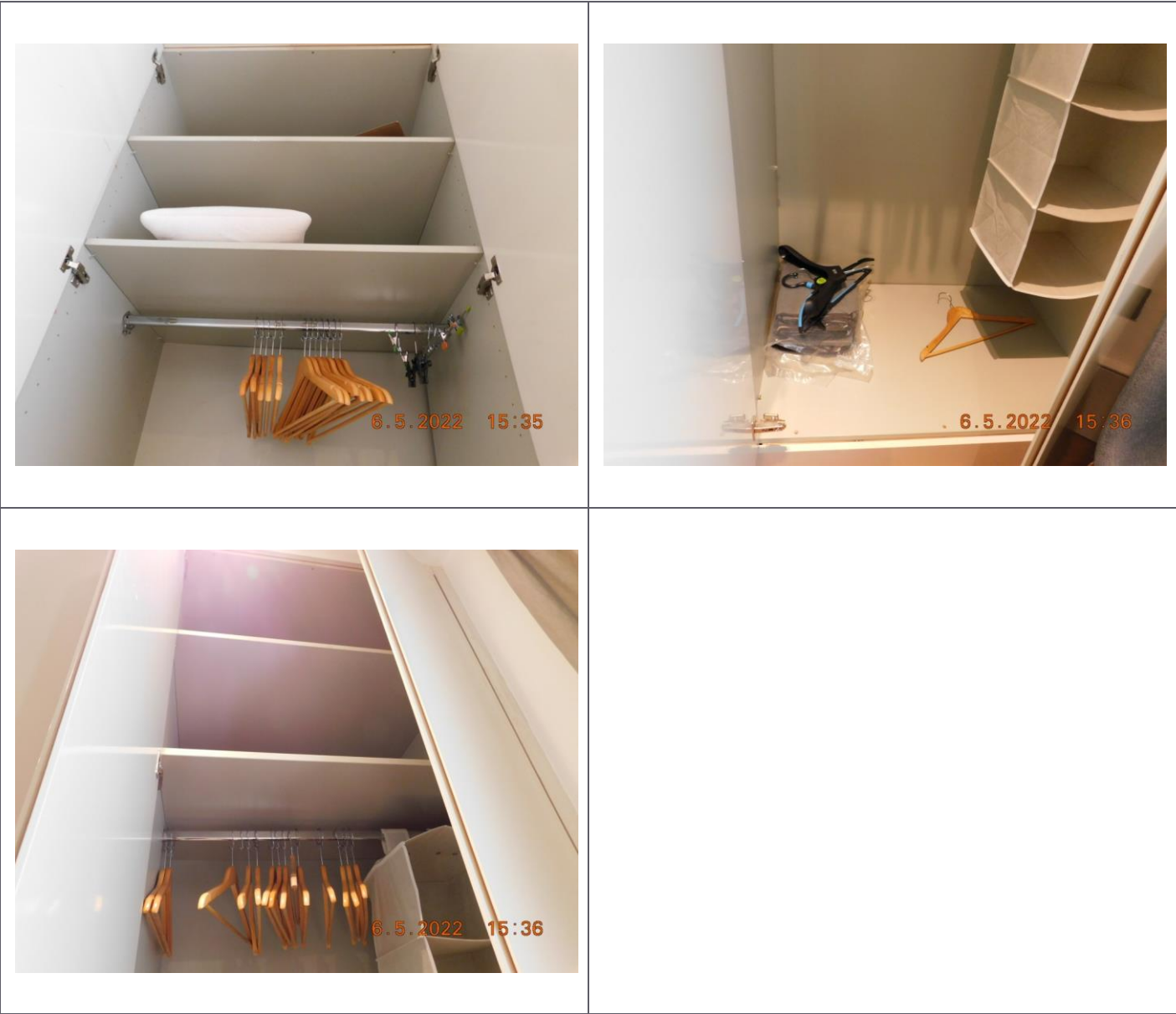
Bedroom Area

	Item	Condition	Qty	Comments
Doors/Windows				
35	Windows	Glass intact		
Décor				
36	Flooring	Dusty		To be cleaned at tenant's cost
37	Skirting Boards	Dusty		To be cleaned at tenant's cost
Fixtures & Fittings				
38	Lighting	Tested and working		
Furniture Items				
39	Wardrobe	Items dust and debris left by tenant		To be cleaned and removed at tenant's cost
	Odours			
40	Any odours noted?	No		

Bedroom AreaPhotos



Bedroom AreaPhotos



Disclaimer

Important Information to be read by all involved parties

This inventory provides a fair and accurate record of the contents and condition of the property as well as the property's internal condition. The sole responsibility lies with the tenant, landlord or any agent working on the landlord's behalf to fully agree with this report and sign it to confirm this. This inventory is for making comparisons at the end of the tenancy agreement that it relates to. This inventory is prepared "as seen snapshot" of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property's internal condition and its contents and should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report. We do not comment on any structural defects. Therefore as the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques, etc., nor is 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. No attempt has been made to value the property or any of its contents. We will fully check blinds and curtains to ensure they are secure and fully functioning. We will also record if tie backs are present for long chords & we will accept no liability for any blinds or curtains that are found to have issues after our inspection. We must be told if any items within the property are brand new so that this can be stated at the time the report is carried out. Please be advised that the items left in lofts, cellars or in locked rooms or cupboards, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord. We will need instruction to check areas such as lofts, cellars, basements, front and back gardens, garages and sheds. The moving of any heavy furniture items or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view. We will not lift any mattresses or be able to view in any way the undersides of such; this could miss any damage present. Our clerks will attempt to note all or any present odours; there sense of smells will alter and so the accuracy of this is not something we can be held accountable for. Where inventories are completed with tenants in situ and it is deemed difficult for clerks to differentiate between that belonging to the landlord or tenant, then the report may contain inaccuracies for which the clerk cannot be held responsible. Any images/photographs taken may not reflect accurately the condition or damage as stated in our report as lighting and any other such conditions can greatly affect these images. Please use these images in connection with the written report. It is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "The Inventory Guys" within 7 days of an inspection/signature and receipt. This report should be thoroughly checked. Please note The Inventory Guys and our clerks cannot be held responsible for any errors, omissions or issues you may feel are contained within our reports. It is very important that any notes required within the report are mentioned to the clerk at the time of the report being compiled. We cannot be held responsible for any issues or omissions.

When a check out report is made all comparisons will be made at the time between how the property has been left with the original inventory report taken at the start of the tenancy. Meters will be checked where seen and where access is made possible. We will attempt to note the location of any visible stop cocks/safety valves. We cannot be held responsible for any discrepancies or issues with our readings. The utility companies must be asked to check any meter readings given or required. At the check-out all items and goods not belonging to the property/tenancy must have been removed and cleaning must have been fully completed. The property must be left in the condition it was found on the day the tenancy started.

Safety Disclaimer

The Inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial condition of the items. None of the electrical boilers, gas fires, hobs, water supplies, fire alarms, radiators or gas appliances have been checked for working order; this is not part of our standard report. Should any of the electrical appliances, switches and sockets or anything else mentioned be tested for power or working order it is absolutely no indication of its safety in any way. We are just stating the item or fixture is present, and its condition, at the time of this report. Blinds and cord safety 1st October 2014; all binds etc. must have safe pull controls/cords. We will not be held liable for any cords/controls that do not comply, whether we have noted this or not. Overlong cords can cause a health and safety issue. We do not in any circumstance look for signs of Legionella and will not in any way be held liable for such within any premises we carry out any such report on.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, can be indicated on the inventory as "fire resistant", but is not considered a part of our services. Where we see an F&F label this does not mean that we are stating in any way that this item is suitable and complies.

Fireguards

Where there are loose fireguards, not part of a heater, gas or electric fire this may be indicated on the inventory.

Smoke Alarm/Detectors& Carbon Monoxide Alarm/Detectors

It is the tenant's responsibility, or any other party such as the landlords or their agent, to inspect any smoke /alarm detector fitted in the property at regular intervals to ensure they are in full working order as per the manufacturer's instructions. We are not responsible to check

these or if we have checked the power or working order of such equipment, this does not mean in any way it is still functioning or working effectively after our checks.

The Smoke and Carbon Monoxide Alarm England regulations 2015

Smoke alarms/detectors, carbon monoxide alarms/detectors and security alarms are not tested by The Inventory Guys and are the responsibility of the Tenant / Instructing Principle / Landlord. If we are able to test them at all, it would only be for power. This would by no means show that in the event of any emergency, when they would perhaps be relied upon, that they will function or work as required. We cannot be held liable in any way in any such situation. If we are able to carry out a smoke or carbon monoxide alarm/detector functionality test on any occasion or date for any fee or included within our services in anyway, we cannot be held liable in any way if these do not operate on another date properly in the event of an emergency when they need to be relied upon in any way as an alert etc. A functionality test would only prove that on that date and time the smoke or carbon monoxide alarm/detector does respond, or not, to a dose of smoke or CO well beyond the lethal range. We accept no liability in any way. The presence and appropriate working order of these alarms is the law and all concerned parties such as the landlord, their agent, the tenant and/or our instructing principle must test them on a regular basis for their continued power and working order. This law is under The Smoke and Carbon Monoxide Alarm England regulations 2015. Under this law you must provide a working and tested smoke alarm/detector on every floor of the property and a carbon monoxide alarm/detector in every room that contains a solid fuel combustion appliance. Power and/or functionality tests must also be carried out on every new tenancy by law, via the Tenant / Instructing Principle / Landlord. As stated, we accept no responsibility whatsoever for any testing of, recording of missing or present and/or working order of any such smoke alarm/detectors and or carbon monoxide detectors within a property following a report or visit from our clerks. Where smoke alarms and CO Detectors are tested this is for power only and should not be taken to mean that the alarms are in full working order. No responsibility is taken for any damage or malfunction occurring during the testing of such alarms.

END OF TENANCY INFORMATION

IMPORTANT - TO BE READ

Please read all these notes fully as they state what needs to happen for a smooth check out process as well as what our clerks are trained to look for and note within a property.

FULL CLEAN: This must be very thorough. Floors, walls, sanitary ware, windows, woodwork, all kitchen units, all rooms, ovens, cooker hoods, fridges and freezers, extractor fans, wardrobes, any linens and beddings. We will be inspecting all furnishings and appliances. You are required to return the property the same way as noted in the original inventory report; most managing agents and landlords will have to instruct professional cleaners if this is not done, this cost will be from your deposit.

FLOORING: Needs to be fully cleaned. If there are any stains or marks, the flooring should be professionally cleaned by a regulated cleaning company. You can be charged for stains or marks of any kind. If a flooring is badly damaged you may be charged for its entire replacement.

UTENSILS: This will all be inspected for damage and soiling. It should all be thoroughly cleaned and in the same place as at the beginning of the tenancy or it could be noted as missing.

BEDROOM FURNISHINGS: All beds and their respective mattresses and bases will be thoroughly examined for stains and damage. Charges would be made if there are any issues not noted on your original report. If any sheets, duvets etc. were provided these will need to be cleaned and pressed. All linen should be placed on top of the respective bed so that the bed can be fully inspected.

ALL FURNISHINGS: These should be in a similar condition as provided and will be fully inspected. You should take all means necessary to protect all furnishings during your tenancy, as damage can result in deductions from your deposit. This includes all marks, stains, scratches, loose joins, polish finishes, burns, ring marks, soiling or discolouration etc. All furnishings and any equipment must be returned to its original position or it will not be noted as present in the check out.

GENERAL DECORATION: Any excessive damage, marking, scratches etc. can be deemed as beyond fair wear & tear. This can include nails, screws and hooks in walls, furniture marks etc. Please always gain written permission from all relevant parties prior to making alterations or changes of any kind.

DRAINS: These should be tested and running free with no blockages.

LIGHTBULBS: These should all be replaced and fully working.

KEYS: All keys from the beginning of the tenancy must be available, ready and clearly marked, including any cut during the tenancy. Lost keys can result in a charge for the replacement of the property's locks.

GARDENS: The front and back gardens will need to be maintained throughout your tenancy. Lawn cutting, weeding, maintaining flower beds and any other seasonal works required. We would suggest you liaise with your landlord and or managing agent regarding this and any specific needs.

RUBBISH: Any and all rubbish or excess rubbish should be completely removed from inside and outside the property, as organising this will incur a cost for removal.

ODOURS: Any odours present in the property must be eradicated prior to the check out. These often include cooking smells, food smells, the smell of smoking, sewage smells, damp smells or the smell of any pets.

All of the above useful information will vary and depend upon discrepancies, including how the property was at the beginning of any tenancy and what was agreed.