

The Terrace London W2 6XX

Instructing Party: Landlord

Inventory Clerk: Generic

Date	Time	Bedrooms	Extra Areas
29 <sup>th</sup> April 2023	18:15	4	Front of property

***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?	No	Is the property furnished?	Yes
Type of property	4 Bedroom flat	Report reference number	MAR2904

Weather conditions (for photographic clarity):	Clear
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**Tenant Details**

Name	S. Happi
Phone Number	N/A
Email address	shappi@Evol.com

**Key Details**

Number of keys	7	
Type of keys	3 square Yale for entrance, 1 square Yale for garage (minimum cost to replace £300), 3 twist for bikes	
Location of keys	Tenant	
Number / Location of fobs	0	
Number / Location of parking permits	0	

**Key cut photo:**



Meter Readings

Type	Reading	Serial Numbers/Notes	Meter Location	Meter key used to access cupboard (if applicable)
Gas	£199.70 Credit	LT156449012M	Main building	Access via main door
Electric	Reading 1: 00495 Reading 2: 09393	17M0021843	Entrance hallway cupboard	Access via door



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 alarm	1	Entrance hallway	Tested for power at 18:36	Yes
Carbon monoxide alarm	1	Kitchen	Tested for power at 19:35	Yes

Utility Provider

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

Stop cocks & Fuse box

Type	Location	Notes
Gas	Next to meter	
Water	Unknown	
Fuse box	Next to meter	



## Schedule of Condition

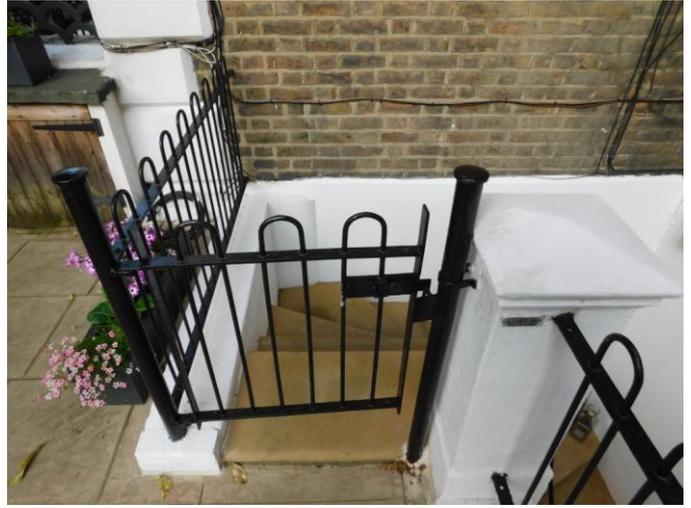
			Yes/No	Comments
1	<b>Overall Cleanliness</b>			Professionally cleaned
2	<b>Woodwork</b>	Is it free of Dust and debris?	Yes	
3	<b>Flooring</b>	Is it free of dust and debris?	Yes	Damage visible beneath table in reception
4	<b>Windows</b>	Are they intact and free of marks?	Yes	Interiors and exteriors cleaned
5	<b>Curtains / Blinds</b>	Are they fully functional with tiebacks?	No	Not fully attached
6	<b>Curtains / Blinds</b>	Are they free of marks?	Yes	
7	<b>Linen</b>	Are they freshly cleaned and free of marks?		N/A
8	<b>Furnishings</b>	Are they marked?	Yes	Light cleaning marks and grey spot mark to leather sofas Lamp shade in reception scratched
9	<b>Bathroom</b>	Is it clean?	Yes	
10	<b>Kitchen</b>	Is it clean?	Yes	
11	<b>Appliances</b>	Are they cleaned and free of marks?	Yes	
12	<b>Soft Furnishings</b>	Have the fire labels been seen?	Yes	
13	<b>Interior Lighting</b>	Are they fully functional?	Yes	
14	<b>Interior Drains</b>	Are they fully functional?	Yes	
15	<b>Rubbish</b>	Is the property free of rubbish?	Yes	
16	<b>Odour</b>	Is it free of odour?	Yes	
17	<b>Smoke alarms / CO detectors</b>	Have they been tested for power?	Yes	
18	<b>Front of Property</b>	Is it in good condition?	Yes	

19	<b>Garden/Balcony</b>	Is it in good condition?		N/A
20	<b>Garage</b>	Is it clear and in good condition?		N/A
21	Extra Comments: Unusual waste not to be deposited in toilet			

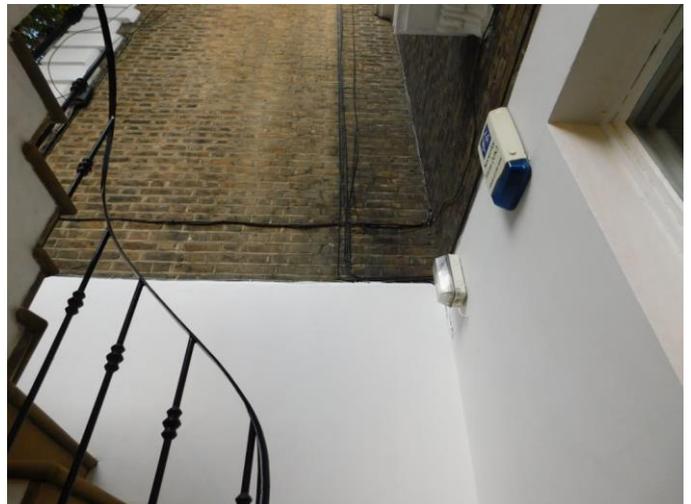
## Front of Property

	Item	Description	Qty	Condition and Comments
1	Fixings to Property	Black motion sensor light	1	Tested and working
2		Chrome downlight	1	Tested and working
3		White security lamp	1	Intact Not tested
4		Blue and white alarm panel - Security First UK		Intact Not tested
5		Lanterns chrome freestanding with glass panelled doors	2	Intact
6		Mirror wall mounted painted grey metal decorative frame in style of louvered window		Frame rusted and tarnished Glass intact
7		Security camera white wall mounted		Tested and working
8	Steps & Ground	Yellow sand stone		Cleaned paint marks and grey discolouration to corners
9	Border	Wall painted white		Uneven surface under
10	Handrail, Balustrade & Gate	Metal painted black		Paint lightly chipped to top and corners
11	Plant Pots	Dark grey rectangular	3	Planted
12	Bench	Light natural wood		Intact
13	Storage Cupboard	Grey painted bevelled door, black latch sliding lock, hinge, black and chrome combination padlock		Door opening tested and working
14		Reverse of door undecorated		Grey and yellow discolouration
15		Door frame painted grey		Unmarked
16		Interior undecorated sandstone floor and wall with 3 x light wooden shelves		Landlord's items to shelves
17		Hose, grey and yellow hose lock		Intact Not tested
18		Black and yellow power cable on spool		Intact Not tested
19		Fire extinguisher chrome and black		Intact Not tested
20		Key safe black with chrome combination		Tested and working

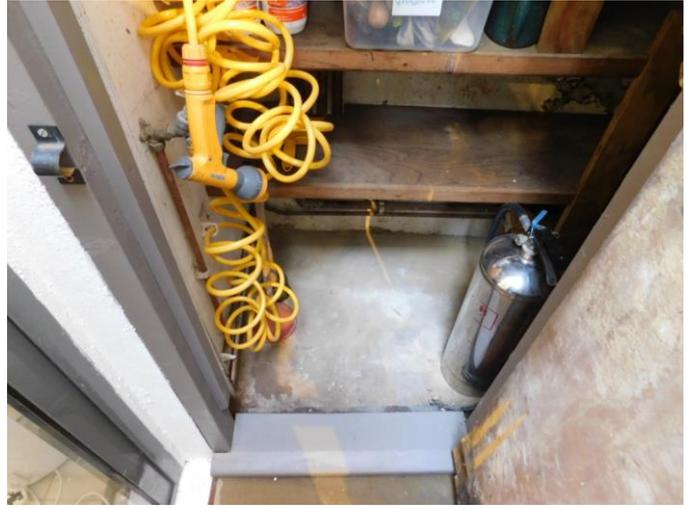
Front of Property Photos



Front of Property Photos



Front of Property Photos



Front of Property Photos



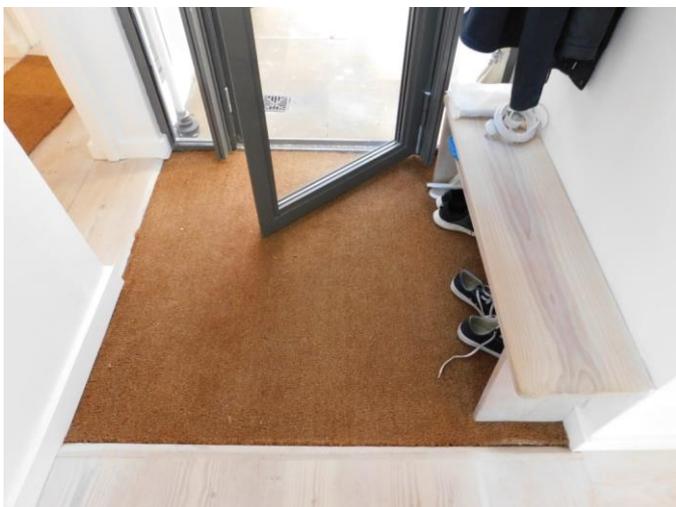
## Entrance Hallway

	Item	Description	Qty	Condition and Comments
Doors/Windows				
21	Doors	Grey UPVC twin double-glazed glass panels, UPVC handle, lock, chrome letterbox cover		Lock tested and working Glass intact
22	Door Frame	Grey UPVC, 5 double glazed fixed panels		Glass intact
23	Door Alarm	White		Tested and working
24	Blackout Blind	Grey roller, chrome pulley		Tested and working Tieback not attached
25	Window	High level grey frame, double glazed fixed pane		Intact
26	Garden Door	UPVC, double glazed fixed pane, chrome handle, lock plate		Glass intact Opening tested and working
27	Door Frame	UPVC, matching threshold		Light dust to threshold
28	Door Alarm	White		Tested and working
29	Back Door	UPVC, frosted double glazed pane, chrome handle, Yale lock plate		Glass intact Opening tested and working
30	Door Frame	UPVC, matching threshold		Light dust to threshold
31	Windows	UPVC, fixed double-glazed frosted panes	3	Glass intact, interior and exterior cleaned
Décor				
32	Flooring	Light wood laminate		1 light brown discolouration left of entrance to snug
33		Part large fitted mid brown coir rugs	2	Intact
34	Skirting Boards	Painted white		Unmarked
35	Walls	Painted white		Unmarked
36	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
37	Lighting	White recessed spots	6	Tested and working
38	Heating	Wall mounted vertical white painted radiators with thermostat	2	Intact Not tested
39	Sockets & Switches	White single switch	1	Tested and working
40		White double switch	1	Tested and working
41		White isolator switches	7	Intact Not tested
42		White triple dimmer switch	1	Tested and working
43		White triple touch sensitive switch	1	Tested and working
44		White double socket	1	Intact Not tested
45		White outside light switch	1	Tested and working
46	Fire & Safety	Smoke alarm white ceiling mounted		Tested for power at 18:36

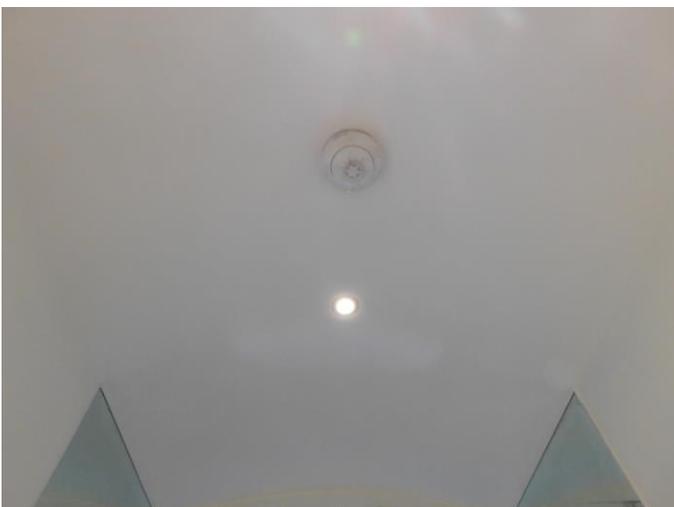
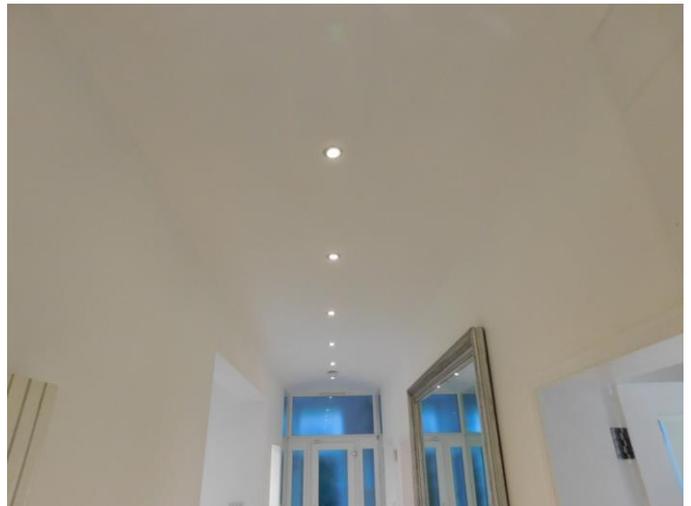
	Item	Description	Qty	Condition and Comments
47		Sprinkler white ceiling mounted		Intact
48	Motion Sensor	White wall mounted		Intact Fully functional
49	Coat Hook	Chrome wall mounted		Intact
50	Control Panel	White wall mounted		Display on Tested and working
51	Key Box	White wall mounted		Unmarked
52	Doorbell Speaker	White wall mounted Blyss		Intact
Furniture Items				
53	Shoe Bench	Light wood, matching shelf		Stable Unmarked Intact
54	Mirrors	Large rectangular wall mounted, painted decorative silver bevelled edge glass		Glass intact Frame unmarked
55		Frameless large wall mounted glass	2	Unmarked Intact
56	Built-in Cupboard	4 flush wooden doors, painted white, chrome handles, interior painted part white and part light wood, 2 light wooden and chrome hanging battens, 2 x white hooks to reverse		Opening tested and working Exterior panels unmarked
57		Shelving white wall mounted	9	Cleared
58	Fuse Boxes	White	2	Intact
59	Under Stair Cupboard	Flush wooden door painted white, matching frame, 3 nails to reverse, chrome handle and sliding lock		Opening tested and working
60		Floor white tiled		Tiles intact Grouting yellow discoloured
61		Walls and ceiling painted white		Uneven surface under
62		Shelving wood painted grey	3	Landlord's items visible
63		Chrome fire extinguisher	1	Intact Not tested
64		Red fire blanket	1	Intact Not tested
65		Yellow and black tool bag	1	Intact
66		Vacuum grey		Intact Not tested
67		Boiler white and chrome Vaillant		Tested and working
68		White single switch	1	Tested and working
69		White bayonet wall mounted, no shade	1	Tested and working
70		Shoe rack light brown, 3 shelves		Landlord's items visible
71	Drawers	Built-in, grey interior, chrome handles	2	Opening tested and working

	Item	Description	Qty	Condition and Comments
Odours				
72	Any odours noted?	No		

Entrance Hallway Photos



Entrance Hallway Photos



Entrance Hallway Photos



Entrance Hallway Photos



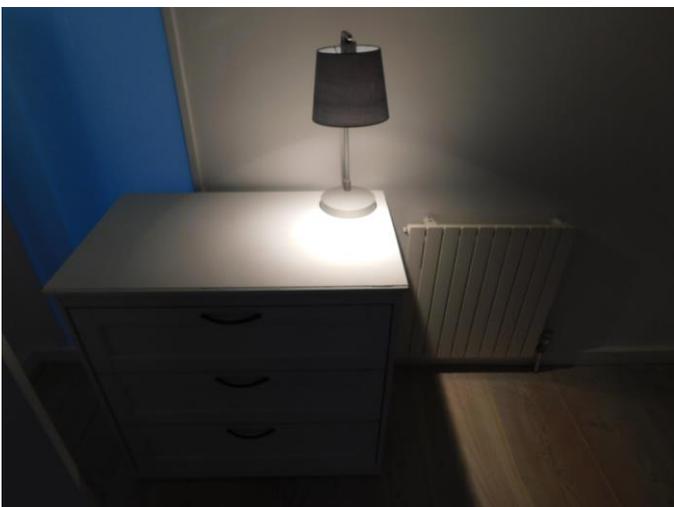
Entrance Hallway Photos



**Bedroom 1 (Nursery)**

	Item	Description	Qty	Condition and Comments
<b>Doors/Windows</b>				
73	Doors	Wood panel painted white, 8 bevelled edge fixed glass tiles, chrome handle		Tiles intact Opening tested and working
74	Door Frame	Painted white		Unmarked
75	Windows	Opaque white framed fixed panel		Glass intact, interior and exterior cleaned
76		UPVC grey, matching handle, white window lock, fitted cream roller blind with chrome pulley		Blind fully functional Tieback not attached Glass intact
<b>Décor</b>				
77	Flooring	Light wood		Cleaning marks to corners Large drip mark behind door around doorstep
78	Skirting Boards	Painted white		Unmarked
79	Walls	Painted white		Facing wall light grey scuff mid to high level right
80	Ceiling	Painted white		Unmarked
<b>Fixtures &amp; Fittings</b>				
81	Heating	White single panelled radiator with thermostat		Intact Not tested
82	Sockets & Switches	White double socket	1	Intact Not tested
83		White blanking panel	1	Intact Not tested
84	Extractor Fan	White wall mounted Xpelair		Intact
<b>Furniture Items</b>				
85	Drawer Unit	Wood painted white, 3 panelled drawers, grey handle		Opening tested and working Unmarked
86	Table Lamp	Grey with matching shade		Tested and working
87	Floor Rug	Coir rectangular strip		Uneven edges visible
	Odours			
88	Any odours noted?	No		

Bedroom 1 (Nursery) Photos



Bedroom 1 (Nursery) Photos



## Utility Room

	Item	Description	Qty	Condition and Comments
Doors/Windows				
89	Doors	Flush wood painted white, chrome handle and Chubb lock plate		Opening tested and working
90	Door Frame	Wood painted white		Unmarked
91	Patio Door	Grey UPVC, double glazed opening, grey UPVC handle, white door alarm		Glass intact Opening tested and working
92	Threshold	Grey		Light white paint mark to edges
Décor				
93	Flooring	Grey tiled		Grouting lightly grey discoloured 1 tile chipped forward of entrance
94	Skirting Boards	Painted white		Unmarked
95	Walls	Painted white, part tiled white		Tiles intact Grouting lightly grey discoloured
96	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
97	Lighting	White clip on lamps	2	Tested and working
98	Sockets & Switches	Chrome double sockets	2	Intact Not tested
99		White double socket	1	Intact Not tested
100		White isolator switches	2	Intact Not tested
101	Extractor Fan	White Xpelair		Intact Not tested
Appliances				
102	Freezer	White under unit Bosch, model number not visible, 3 clear plastic drawers, 1 clear plastic freezer tray		Defrosted Emptied
103	Washing Machine	White Siemens IQ500		Soap tray unmarked Rubber seal unmarked
104	Dryer	White Bosch Classixx 7		Filter unmarked Tested for power
Furniture Items				
105	Worktop	Wood painted white, integrated shelves		Shelves very lightly grey marked Light yellow mark and grey marks to corner of worktop
106	Sink	White, chrome mixer taps, waste, white overflow		Taps tested and working Drains run clear
107	Wine Rack	Built-in plastic, 8 holders		Intact
108	Drying Rack	Chrome with white trim and caster		Intact
109	Dehumidifier	Black and white		Intact Not tested
110	Step Ladder	White with 2 black steps		White paint mark visible

	Item	Description	Qty	Condition and Comments
111	Mop	Grey and chrome on casters		Used
	Odours			
112	Any odours noted?	No		

Utility Room Photos



Utility Room Photos



Utility Room Photos



Utility Room Photos



## Bedroom 2 (Snug)

	Item	Description	Qty	Condition and Comments
Doors/Windows				
113	Windows	Fixed frosted glazed pane, white frame		Intact, interior and exterior cleaned
Décor				
114	Flooring	Light wood		Light grey discolouration to centre and entrance
115	Skirting Boards	Painted white		Unmarked
116	Walls	Painted white		Unmarked
117	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
118	Lighting	Chrome and grey shaded medium size floor lamp	1	Tested and working
119	Heating	White wall mounted vertical radiator with thermostat		Intact Not tested
120	Sockets & Switches	White double sockets	2	Intact Not tested
121		White isolator switch	1	Intact Not tested
122	Thermostat	Black and white wall mounted		Display on
Furniture Items				
123	Bench	Built-in, wooden frame painted white with 2 white ventilation grills		Frame unmarked
124	Seat Cushions	Cream leather	6	Light cleaning mark visible Very light grey spot mark to back uplift (please refer to photo)
125	Stool	Small light wood, circular top		Top lightly grey scuffed
126	Sound System	Bang & Olufsen, black and grey stand, 2 black and chrome speakers		Tested and working
127	Shelving	Wood painted white wall mounted	3	Unmarked
128	Picture	Small white square frame with "Switch it off join in" in writing		Intact
	Odours			
129	Any odours noted?	No		

Bedroom 2 (Snug) Photos



Bedroom 2 (Snug) Photos



## Guest Room Entrance Hallway

	Item	Description	Qty	Condition and Comments
Doors/Windows				
130	Doors	Twin wood panelled, 10 bevelled fixed glass panes, chrome handles		Glass intact Frame unmarked
131	Door Frame	Wood painted white with fixed glass panel		Glass intact
132	Sky light	Grey UPVC frame, 6 double glazed window panes, 4 fixed, 2 opening, chrome twist lock		Glass intact, interior cleaned
Décor				
133	Flooring	Light wood		Unmarked
134	Skirting Boards	Painted white		Unmarked
135	Walls	Painted white		Unmarked
136	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
137	Lighting	Chrome wall mounted strip light, 3 lamps		Tested and working
138		Grey angle poised table lamp	1	Tested and working
139	Heating	Vertical white wall mounted radiator with thermostat		Intact Not tested
140	Sockets & Switches	White double socket	1	Intact Not tested
141		White double switch	1	Tested and working
142		White isolator switch	1	Tested and working
143	Motion Sensor	White wall mounted		Fully functional
Furniture Items				
144	Desk	Built-in light wood, 3 drawers		Opening tested and working
145	Chair	Wood painted white, chrome legs		Edges of frame very lightly scuffed
	Odours			
146	Any odours noted?	No		

Guest Room Entrance Hallway Photos



## Guest Room Entrance Hallway Photos



## Bathroom

	Item	Description	Qty	Condition and Comments
Doors/Windows				
147	Doors	Wood panelled painted white, 8 fixed bevelled glass mirror tiles to front, chrome handle and twist lock		Lock tested and working Glass intact
148	Door Frame	Wood painted white		Unmarked
149	Threshold	Chrome strip		Intact
150	Window	Wood frame, small opening pane, frosted glass, chrome handle and lever lock		Glass intact Opening tested and working
Décor				
151	Flooring	Grey tiled		Intact Unmarked
152	Skirting Boards	Grey tiled		Intact Unmarked
153	Walls	Grey tiled with chrome trim, cream stone to facing		Intact Unmarked
154	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
155	Lighting	White sealed unit		Tested and working
156		Fluorescent wall mounted strip	1	Tested and working
157	Heating	Chrome wall mounted ladder radiator		Intact Not tested
158	Electric	White wall mounted shaving port	1	Intact Not tested
159	Extractor Fan	White Xpelair wall mounted		Tested and working
160	Mirror	Large wall mounted glass above worktop		Intact
161	Toilet Roll Hook	Chrome wall mounted		Intact
162	Towel Hook	Chrome wall mounted		Intact
163	Shaving Mirror	Chrome circular wall mounted, integrated light, white pull cord, chrome acorn		Tested and working
Furniture Items				
164	Basin	Single white mounted to worktop, chrome mixer taps, pop-up waste		Tap and waste tested and working Drains run clear
165	Toilet	Low level, matching soft close seat and lid, integrated double macerator, chrome flush		Flush and soft close tested and working – <b>tenants advised that only toilet paper and toilet waste to be deposited</b>
166	Bathtub	White roll top, matching white waste, chrome handheld showerhead, wall fitting hose, mixer tap and bath tap		Taps tested and working Drains run clear
167	Worktop	Light wood, integrated drawer		Drawer opening tested and working

	Item	Description	Qty	Condition and Comments
	Odours			
168	Any odours noted?	No		

Bathroom Photos



Bathroom Photos

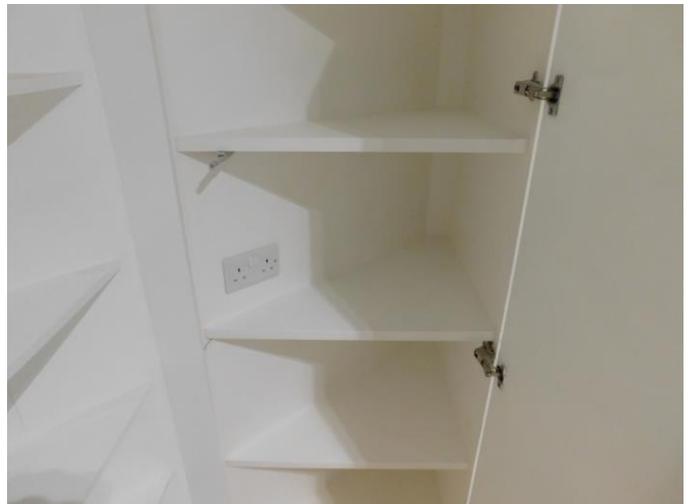


**Bedroom 3 (Guest Studio)**

	Item	Description	Qty	Condition and Comments
<b>Doors/Windows</b>				
169	Doors	Wood painted white, 8 bevelled edge fixed mirror tiles to front, chrome handle		Mirror intact Opening tested and working
170	Door Frame	Wood painted white		Unmarked
171	Blackout Blind	Grey roller, chrome pulley		Intact Tieback not attached
<b>Décor</b>				
172	Flooring	Light wood		Unmarked
173	Skirting Boards	Painted white		Unmarked
174	Walls	Painted white		Unmarked
175	Ceiling	Painted white		Unmarked
<b>Fixtures &amp; Fittings</b>				
176	Lighting	Chrome ceiling quad lamp		Tested and working
177		Chrome and white wall mounted angle poised lamp		Tested and working
178		Wall mounted lamp light		Tested and working
179	Electric	White touch switch	1	Tested and working
180		White double sockets	3	Intact Not tested
181		White isolator switch	1	Intact Not tested
<b>Furniture Items</b>				
182	Sofa Bed	Cream leather, 2 matching scatter cushions, grey legs		Unmarked Opening tested and working
183	Desk	Wood painted white, matching drawer, rectangular glass top		Glass intact Drawer opening fully functional
184	Mirror	Medium rectangular wooden decorative, painted white bevelled edge rectangular glass		Glass intact Frame unmarked
185	Shelving	Wall mounted to left side, open face, painted white		Unmarked and cleared
186	Wardrobe	Built-in, wooden frame painted white, 4 large panelled doors, integrated handle, 4 overhead panelled doors with chrome Chubb lock and cover, white shelf to interior, 2 sliding doors above TV and 1 drawer below, 2 chrome rails and 1 built-in safe grey with Chubb lock		Opening tested and working Exterior doors and interior unmarked Safe intact
187	TV	Built-into wardrobe, LG with remote control		Tested and working
188	Window Winder	Chrome and grey		Intact

	Item	Description	Qty	Condition and Comments
189	Picture	Large elongated rectangular wooden strip painted white depicting black and white beach		Unmarked
	Odours			
190	Any odours noted?	No		

Bedroom 3 (Guest Studio) Photos



Bedroom 3 (Guest Studio) Photos



Bedroom 3 (Guest Studio) Photos

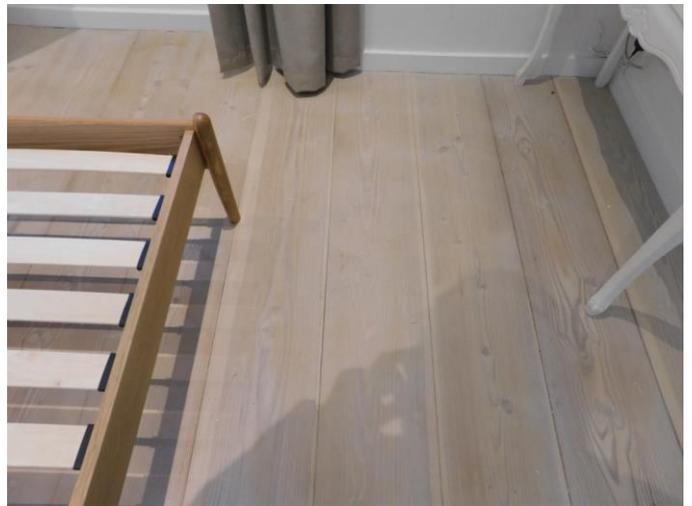


## Bedroom 4

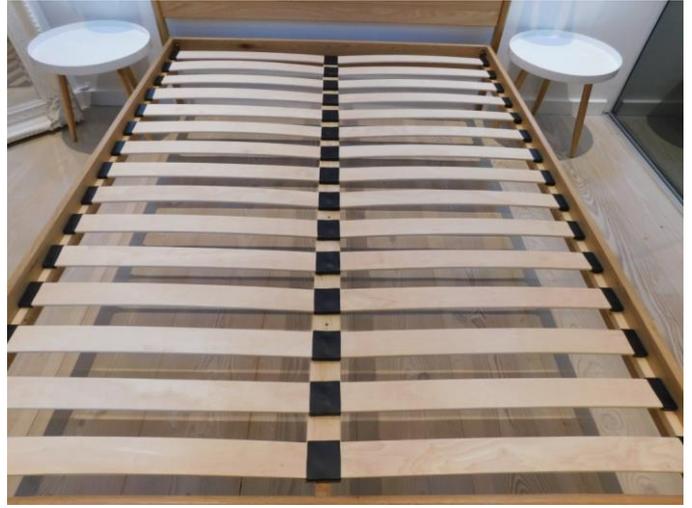
	Item	Description	Qty	Condition and Comments
Doors/Windows				
191	Doors	Wood panelled painted white, 8 fixed bevelled edge mirror tiles to front, chrome handle and twist lock		Lock tested and working Glass intact
192	Door Frame	Wood painted white		Crossbar paint lightly chipped
193	Windows	Wood frame sash, 2 panes, 1 fixed, 1 opening, chrome handles		Glass intact, interior and exterior cleaned
194	Roller Blind	White, chrome pulley		Fully functional
195	Curtains	Light brown lined floor length	2	Unmarked
196	Curtain Rail	White		Intact
Décor				
197	Flooring	Light wood		Unmarked
198	Skirting Boards	Wood painted white		Unmarked
199	Walls	Painted white		Unmarked
200	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
201	Lighting	White recessed spots	4	Tested and working
202		Chrome wall lamps with grey shades	2	Tested and working
203	Heating	White wall mounted radiator with thermostat		Intact Not tested
204	Switches & Sockets	White single switch	1	Tested and working
205		White double sockets	2	Intact Not tested
206	Motion Sensor	White wall mounted		Intact
Furniture Items				
207	TV	Wall mounted medium white framed Samsung with remote control		Intact Not tested
208	Desk	Old style, 3 drawers, chrome and cut-glass effect handles		Unmarked
209	Mirror	Large wooden framed painted decorative white, bevelled edge glass		Glass intact
210	Side Tables	Circular white, light wood legs	3	Unmarked
211	Bed	Large double light wooden frame, matching headboard		Unmarked Mattress not fitted
212	Wardrobe	Wooden painted white built-in, twin tinted mirror sliding doors, grey metal trim, white shelf and rail to interior, 3 matching drawers without handles		Glass intact Slide tested and working Interior unmarked

	Item	Description	Qty	Condition and Comments
	Odours			
213	Any odours noted?	No		

Bedroom 4 Photos



Bedroom 4 Photos



Bedroom 4 Photos

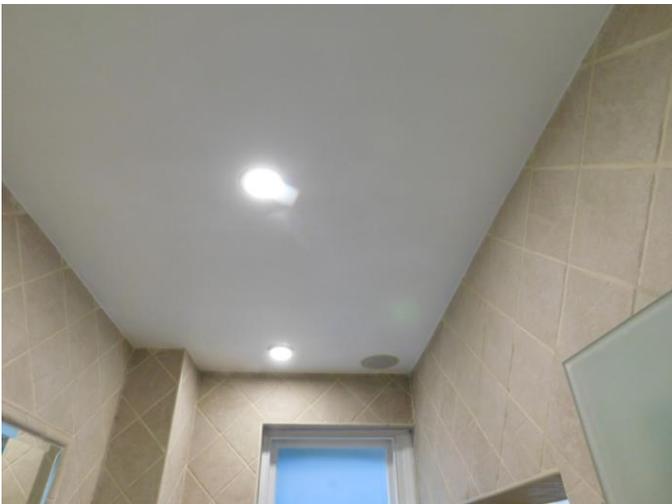


## Shower Room

	Item	Description	Qty	Condition and Comments
Doors/Windows				
214	Doors	Frosted toughened glass, chrome handle, twist lock and hinge		Glass intact Opening tested and working
215	Door Frame	Toughened frosted glass panels, chrome fittings	2	Glass intact
216	Windows	Wood framed sash, painted white, 2 frosted panes each, 1 fixed, 1 opening, chrome handle, white window lock	2	Glass intact, interior and exterior cleaned
Décor				
217	Flooring	Dark cream stone tiled		Tiles intact Grouting lightly grey discoloured
218	Walls	Dark cream stone tiled		Intact Unmarked
219	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
220	Lighting	White recessed spots	4	Tested and working
221	Heating	Chrome wall mounted ladder radiator		Intact Not tested
222	Electric	White pull cord, chrome acorn and rose	1	Fully functional
223		White wall mounted shaving port	1	Intact Not tested
224	Extractor Fan	White ceiling mounted		Tested and working
225	Speaker Boxes	Cream ceiling mounted	2	Tested and working
Furniture Items				
226	Basin	White mounted to worktop, chrome mixer taps and waste		Taps tested and working Drains run clear
227	Toilet	Low level, white, matching soft close seat and lid, chrome flush, concealed cistern		Soft close tested and working Flush tested and working
228	Shower	Chrome frame, single pane of glass, light wood handle, chrome hinge		Glass intact Opening tested and working
229		Matching chrome shower waste, wall mounted head, handheld showerhead, hose, wall mounted mixer tap		Taps tested and working Drains run clear
230	Worktop	Cream stone		Unmarked
231	Drawer Unit	Built-in, 4 drawers painted white, integrated handle, light wood interior, soft close		Emptied Soft close tested and working
232	Medicine Cabinet	Mirrored door, 2 glass shelves, white wooden frame		Glass and shelves intact
233	Mirror	Fitted large rectangular bevelled edge glass to wall		Intact
234		Freestanding bevelled edge rectangular glass on stand		Intact
235	Plant Pot	Cream and beige		Planted with artificial flower

	Item	Description	Qty	Condition and Comments
236	Laundry Basket	White wicker with canvas interior		Emptied
237	Dispensers	Wall mounted chrome and plastic	3	Tested and working
238	Ventilation Grill	Chrome mounted high level above showerhead to entrance wall		Cleared
	Odours			
239	Any odours noted?	No		

Shower Room Photos



Shower Room Photos



Shower Room Photos



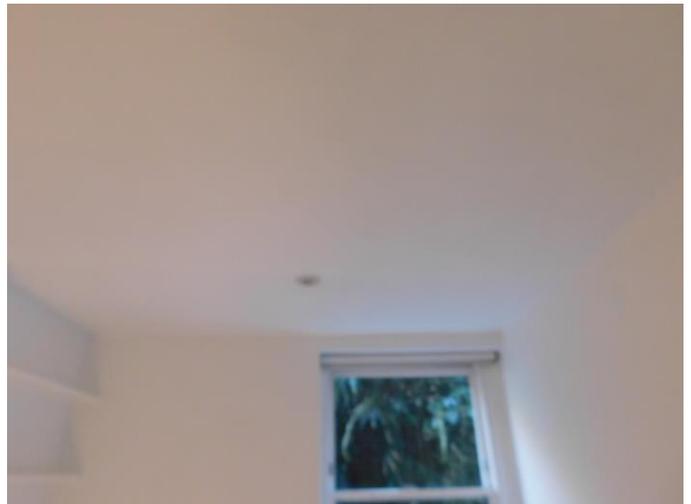
Shower Room Photos



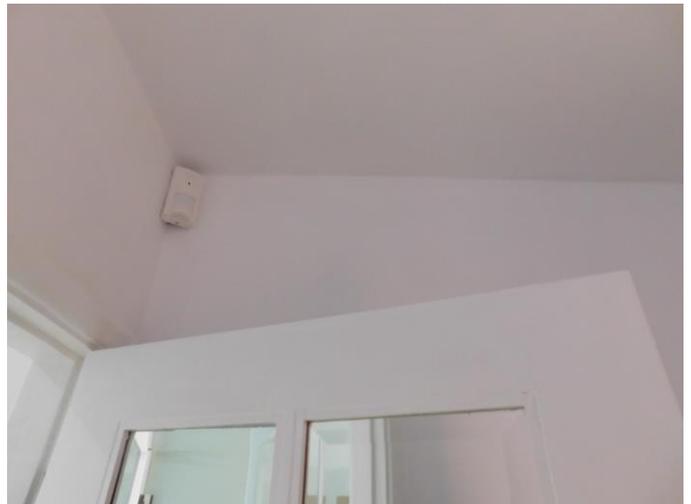
## Bedroom 5 (Single)

	Item	Description	Qty	Condition and Comments
Doors/Windows				
240	Doors	Wood panelled painted white, 8 bevelled edge glass panes, chrome handle		Glass intact Frame unmarked
241	Door Frame	Wood painted white		Unmarked
242	Windows	Wood frame sash painted white, 2 panes, grey twist lock, chrome handles, white window alarm		Locks tested and working Glass intact Interior and exterior cleaned
243	Blinds	Cream roller, white pulley		Fully functional Tieback hook not attached
Décor				
244	Flooring	Light wood		Unmarked
245	Skirting Boards	Wood painted white		Unmarked
246	Walls	Painted white		Unmarked
247	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
248	Lighting	White recessed spots	2	Tested and working
249		Grey, brass and grey shaded table lamp		Tested and working
250	Heating	White double panelled radiator with thermostat		Intact Not tested
251	Electric	Double white touch control	1	Tested and working
252		White double socket	1	Intact Not tested
Furniture Items				
253	Bed	Built-in, single wooden frame, painted white		Unmarked
254	Mattress	Single in white cover		Cover unmarked
255	Desk	Rectangular top painted white, matching drawer, light wood handle and legs		Unmarked
256	Chair	Wood painted white, chrome legs		Unmarked
257	Wardrobe	Wood painted white, twin panelled doors, 1 mirror door, grey handle, white shelves, white rail		Mirror glass intact Interior emptied Paint to top left side lightly scuffed
Odours				
258	Any odours noted?	No		

Bedroom 5 (Single) Photos



Bedroom 5 (Single) Photos



Bedroom 5 (Single) Photos



## Open Plan Kitchen Reception

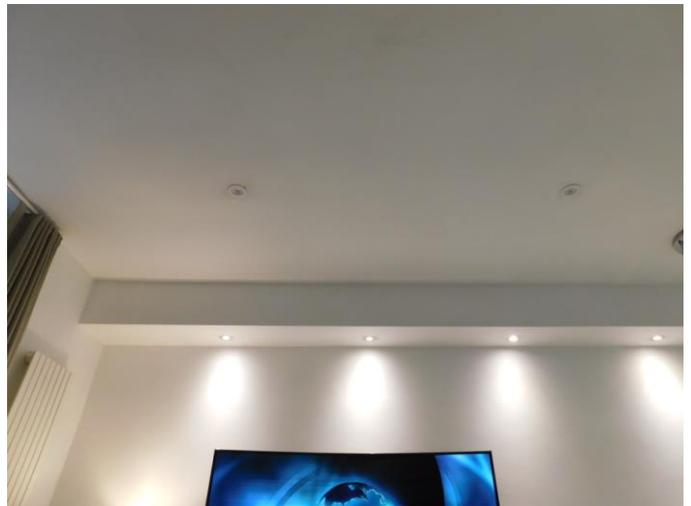
	Item	Description	Qty	Condition and Comments
Doors/Windows				
259	Windows	Wooden frame sash, painted white, 6 panes, 3 fixed, 3 opening, chrome handles, twist lock, white window alarm		Glass intact, interior and exterior cleaned
260	Curtains	Floor length light brown lined	2	Fully functional
261	Blind	Grey roller, chrome pulley		Fully functional Tieback hook not attached
Décor				
262	Flooring	Light wood		Damaged beneath dining table
263		Part dark grey tiled with matching skirting to kitchen area		Tiles intact Grouting very lightly grey discoloured
264	Skirting Boards	Painted white		Unmarked
265	Walls	Painted white		Unmarked
266	Ceiling	Painted white		Unmarked
Fixtures & Fittings				
267	Lighting	White recessed spots	11	Tested and working
268		White wall lamp	1	Tested and working
269	Heating	Wall mounted white radiator with thermostat		Intact Not tested
270	Sockets & Switches	White triple switches	2	Tested and working
271		White double sockets	3	Intact Not tested
272	Fire & Safety	Carbon monoxide alarm white ceiling mounted		Tested for power at 19:35
Appliances				
273	Cooker Hood	Circular chrome suspended, brand and model number not visible		Fully functional
274	Hob	5 ring gas burner, controls to front, brand and model number not visible		Ignition tested and working Light surface scratch to chrome
275	Oven	Siemens, model number not visible, single glass door, 2 chrome shelves		Tested for power Glass intact Emptied
276	Fridge Freezers	Under unit white Bosch, 3 door shelves, 2 glass shelves, 1 salad crisper, 1 white door freezing compartment	2	Light tested and working Emptied
277	Dishwasher	Bosch Super Silent, 2 grey drawers and cutlery tray		Tested for power Emptied
278	Microwave	Neff, model number not visible, built-in, glass door and tray		Fully functional
Furniture Items				
279	Kitchen Units	Base units, white soft close drawers, grey interior		Soft close tested and working

	Item	Description	Qty	Condition and Comments
280		Wall units black shutter, matching handle, 4 frosted glass shelves, 2 frosted glass sliding doors, integrated fluorescent strip and 2 power ports		Glass intact Slides tested and working Upper left side of glass shelves chipped twice to leading edges
281	Worktop	Black stone effect		Lightly scuffed around and to edges of sink
282		Part cream stone effect		Light drip mark to end panel
283	Sink	Single chrome, matching mixer tap, fountain waste, overflow and sink sieve		Taps tested and working Drains run clear
284	Dining Table	Wooden rounded edge rectangular top, painted white with chrome legs		Unmarked
285	Dining Chairs	Wood painted white seat and back, chrome legs on black stoppers	4	Light indentation and grey mark to seats
286	Side Unit	Wood painted white, 4 open face on grey casters		Unmarked
287	Sofa	Large, 8 seat cream leather upholstered, L-shaped corner unit, 6 large scatter cushions to match		Light grey spot mark to back Light cleaning residue to cushions
288	Picture	Large elongated rectangular white framed strip depicting grey beach		Unmarked
289	TV	Very large Samsung curved screen with remote control		Tested and working
290	TV Stand	White laminate wall mounted, 4 soft close drawers		Soft close tested and working
291	Side Table	Circular top, matching frame, white		Unmarked
292	Vase	Clear cut glass		Intact Un-plastered
293	Table Lamp	Grey with black shade		Tested and working
294		White with cream shade		Tested and working
295		White with matching shade		Tested and working, shade scratched
296	Speakers	Bang & Olufsen black and chrome table top	2	Tested and working
297	Vase Stool	Clear plastic		Unmarked
298	Remote Controls	Black	2	Intact Not tested
299	DVD Player	Samsung, model number not visible, black and grey		Fully functional
300	Thermostat	White freestanding		Display on
	Odours			
301	Any odours noted?	No		

Open Plan Kitchen Reception Photos



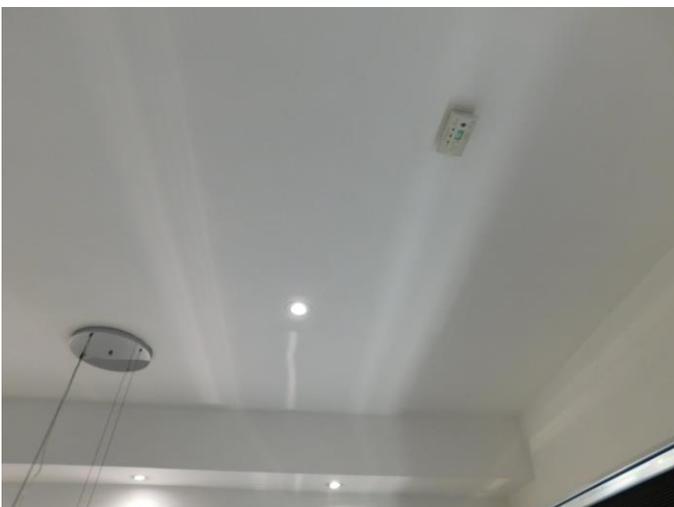
Open Plan Kitchen Reception Photos



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Open Plan Kitchen Reception Photos



### Open Plan Kitchen Reception Photos



## 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 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 about 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 can 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 can 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 joints, 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:** 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 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.*