

Check In Report

Residence:

Property address

London

postcode



Produced By:

Clerk: **Maria Angelos**

Company: **Inventory Genie**

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On Behalf Of:

Contact:

Company:

Order Ref:

Date: **06 March 2015**

General Notes

This inventory is intended as an independent and informative guide to both landlord and tenant about the condition of any fixtures, fittings, furniture, contents and decor.

Any discrepancies regarding the accuracy of the report should be brought to the attention of Inventory Genie **within 7 days** after receipt of the report; otherwise it is accepted the report is accurate.

The inventory description enables items to be visually identified only, no attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the check-in report is not an expert on fabrics, woods, materials, antiques, etc., nor do they purport to be a qualified surveyor. This inventory should not be used as a structural survey report.

Unless otherwise stated, it is accepted that a listed item is in good condition free from any obvious defects, soiling or malfunction, which may constitute a dilapidation assessment on termination of tenancy.

It is important to note that any contents **MUST** be situated in their respective rooms as specified in this inventory upon termination of the tenancy. Failure to do so can result in delay, this delay may encompass a search fee. This search fee will be additional to the check-out fee.

Clerks do not undertake to move heavy and/or awkward items of furniture.

Inaccessible areas and loft spaces will not be searched or listed in this inventory.

All regulations published by the Department of Trade and Industry / Trading Standard Services and / or similar bodies are the ultimate responsibility of the Instructing Principal. Where the inventory notes FFR label, this should not be interpreted to mean that the item complies with the Furniture & 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 said bodies at the time of the inventory make. It is not a statement that the item can be considered to comply with the regulations.

All electrical items are considered complete with plugs, bulbs, flexes etc. unless otherwise specified. When practicable to do so all appliances will be tested for power only. This inventory relates only to furniture, furnishings and all of the Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a documented record that such items exist in the property, at the date of the inventory and the superficial condition of the same.

Any household plants, cleaning materials, livestock (pond fish) etc are considered as perishable items and will not be listed.

All measurements given are approximate.

On termination of the tenancy the check-in inventory is rechecked, any discrepancies and / or variations will be reported to the instructing principal. The report will indicate, in the opinion of the Clerk, as to whether there is any liability on the tenant, or whether such deterioration could be assessed as fair wear and tear. Fair wear and tear is assessed on the length of the tenancy and the type of occupancy, noting that certain items will receive higher usage. It is acknowledged that the contractual terms listed in the tenancy agreement may overrule the opinion of the assessor.

Full Terms and Conditions available upon request.

At Check-Out

At the check-out, a Clerk will attend and the Schedule of Conditions completed and signed by both inventory clerk and the tenant. It will be expected that the property will be in a clean condition. No further cleaning will be permitted on commencement of the dilapidation check-out report. All personal items must be removed and the tenants must be ready to vacate the property on completion of the dilapidation check-out report and surrender all property keys. The meters will be read and a forwarding address will be required.

Defects generally fall into the following categories, these are the most common areas and it would be in the tenants' best interest to pay particular attention to following:

1. Carpet soiling - spotting, staining, heavy shading, burn marks.
2. Furniture damage - soiling, staining, breakage, ring marks, scratch marks, liquid marks, dents, chips.
3. Curtains - smoke discolouration, torn, stained, spotted and unlaundered.
4. Mattresses - staining and ripping.
5. Linen - soiling, staining, unlaundered, burn marks, tears.
6. Fireplaces - unauthorised use, unswept, mantle or hearth damage.
7. Wooden Flooring - extreme wear, scrape marks, scratch marks, staining, burn marks.
8. Vinyl flooring - rips, scrapes, staining, pit marks and dent marks.
9. Gardens - unswept patios/paths/driveways, unmaintained borders, bushes and lawns.
10. Swimming Pool - leaf strewn, dirty water, dirty tiles.

Cleaning

Apart from general cleaning of the obvious, listed below are the most common areas missed which are noted at the check-out and listed on the Schedules of Conditions. The following list is intended as a helpful and informative guide only.

all paint work, skirting boards, architraves, picture rails, ceramic tiles, perimeters to floor, carpet edges, windows, sills, secondary glazing, blinds, drawer interiors, kitchen units, shelving, hob, grill, oven, oven door, dishwasher, tumble dryer, appliance filters, rubber seals, defrost freezer, defrost fridge, soap dispenser, light fittings, shades, test all bulbs

Health & Safety

Gas Safety

Under The Gas Safety (Installation and Use) Regulations 1994, amended by Statutory Instrument 1996, and The Regulations Re-enact 1998 all gas appliances must be checked for safety at intervals of not more than 12 months. The certificate issued must note the date of inspection, defects identified and all remedial work action taken. The main amendment provisions are as follow : (i) Flues must be specifically included in any Gas Check as well as the appliance itself (ii) The gas safety check is only validated if carried out by a registered Gas Safe gas engineer (iii) A safety certificate must be issued and records of inspection must be retained for 2 years (iv) This certificate must be available to a current tenant no more than 28 days from the date of inspection (v) New tenants must be in possession of this certificate before the due date of occupancy. Since January 1996, gas fires, which are installed in bedrooms, must have an Oxygen Depletion Sensor. Ideally these sensors should be fitted in all rooms.

Electrical Safety

Under the Electrical Equipment (Safety) Regulations 1994 and The Plugs & Sockets etc (Safety) Regulations 1994 all electrical installations in tenanted properties must be safe. The regulations apply to portable domestic electrical equipment such as: electric heaters, lamps, televisions, radios, vacuum cleaners, irons, toasters, microwaves, refrigerators, kitchen appliances. Built-in electrical goods are not covered by the regulations. As with the Gas certificate a qualified electrician should carry out an inspection of the tenanted property prior to the due date of occupancy. The same regulations applied to the availability and distribution of the gas certificate should also be applied to the electrical certificate.

Furniture and Furnishings Safety

The Furniture and Furnishings (Fire) (Safety) Regulations 1998 (amended 1989 & 1993) provide items supplied in the course of tenanted properties to comply with the minimum fire resistant test set out within the regulations. The regulations apply to all upholstered furniture, beds, headboards and mattresses, sofa-beds, futons and other convertibles, nursery furniture, fabricated garden furniture, scatter cushions, pillows and additional fabric coverings etc. All furniture manufactured before 1950 is exempt as are curtains, carpets, and bed linen, etc. In practice, items that comply will have a suitable permanent label attached. Furniture manufactured between 1950 and 1983 should be carefully checked. All non-compliant furniture must be removed before the due date of occupancy.

Smoke Alarms

The building Regulations 1991 require that all properties built since 1992 must have mains operated and inter linked smoke alarms fitted on every floor, but it does not cover most tenanted properties. However, it is generally agreed the common law 'duty of care' means that Landlords and their agents could be liable should a fire cause injury or damage in a tenanted property that is not suitably fitted with smoke alarms. It is recommended that a smoke alarm be fitted to each floor (hallway and landing areas).

Guidance

To ensure that you have a comprehensive understanding of ALL 'legal requirements' and 'duty of care', please contact your Local Area Office of the Health and Safety / Environmental Health Department / Department of Trade and Industry or similar bodies who will advise you accordingly.

Penalties & Enforcement

The maximum penalty imposed in a Magistrates Court (or Scottish equivalent) for non-compliance of the above regulations is a fine of £5,000. If a case is then referred to a Crown Court (e.g. where contravention has led to a serious injury or death) an unlimited fine or custodial sentence may be imposed. If found to be non-compliant of the above regulations any insurance regarding the tenanted property maybe null and void.

Schedule of Conditions

| | |
|------------------------------------|----------------------------------|
| Residence: property address | Furnishing: Furnished |
| London | Style: purpose built flat |
| postcode | Condition: New Build |

Meter Readings: Check In


| Location | Reading | Reference |
|-------------------------------------|--------------|-----------|
| Water Communal hall cupboard | 00001 | 13389349 |



Water

Keys: collect keys: from concierge / porter
return keys: to tenant

| Key Set | Cylinder | Mortice | Ingersoll | Remote | Fob | Security | Reference |
|-------------------|----------|---------|-----------|--------|-----|----------|-----------|
| Communal Entrance | - | - | - | - | 1 | - | |
| Front Door | 1 | - | - | - | - | - | |
| Post Box | 1 | - | - | - | - | - | |
| Balcony | 2 | - | - | - | - | - | |
| Unknown | 1 | - | - | - | - | - | |



Utilities:

| | |
|----------------|------------------------------------|
| Fuses | Entrance Hall (room 1) |
| Fuses | Entrance Hall - Storage (room 1) |
| Fuses | Entrance Hall - Storage 2 (room 1) |
| Fuses | Entrance Hall - Storage 2 (room 1) |
| Fuses | Entrance Hall - Storage 2 (room 1) |
| Fuses | Kitchen (room 3) |
| Smoke detector | Entrance Hall (room 1) |
| Smoke detector | Kitchen (room 3) |
| Stop cock | Entrance Hall - Storage 2 (room 1) |
| Timer | Entrance Hall - Storage (room 1) |

Overview

Electrical Items

The following is a summarised listing of all electrical goods and quantities of, present at the property at the time of the inventory make and/or check-in. This list is only intended as a guideline for annual electrical inspections. For an indication of the level of cleanliness or condition attributed to each item, please refer to the following pages.

| Item | Quantity |
|----------------------|----------|
| Lamp | 3 |
| Dishwasher | 1 |
| Microwave | 1 |
| Refrigerator freezer | 1 |
| Toaster | 1 |
| Kettle | 1 |
| Washer dryer | 1 |

Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

| Item | Level of Cleanliness |
|------------------|-----------------------|
| Doors | professional level |
| Skirting | need vacuum / dusting |
| Woodwork | professional level |
| Paintwork | professional level |
| Windows | professional level |
| Flooring | professional level |
| Carpets | n/a |
| Tiles | professional level |
| Linen | professional level |
| Curtains /Blinds | n/a |
| Mattresses | professional level |
| Hob | professional level |
| Oven | professional level |
| Kitchen | professional level |
| Bathroom | professional level |
| Fireplaces | n/a |

Additional Comments:

Please note the electric meter is located in the communal hall cupboard however, the reading is taken from the e.on appliance in the property of which has no reading.

Concierge advised the 'unknown' key should be an additional front door key however, is not functional or matching functional front door key. Concierge to resolve.

Declaration

Whilst every care has been taken to ensure the accuracy of the inventory, you are advised to read the contents of the same as you may be held responsible for any discrepancies found at the end of the tenancy at the point of check out.

It is in your interest to carefully check the inventory.

Any discrepancies regarding the accuracy of the report should be brought to the attention of Inventory Genie *within 7 days* after receipt of the report; otherwise it is accepted the report is accurate.

I/We have inspected the items in the foregoing inventory and hereby agree, subject to the marginal notes and comments, that they are correct:

Tenant Attendance: not present

Date: 06 March 2015

Witnessed by: _____

Print: Mr Joe Bloggs (tenant)

Witnessed by: M. Angelos

Print: Clerk name

Property/Exterior Photos



Room 1: Entrance Hall Description Condition

Doors

| | | | |
|---|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 1 | Door | Dark wooden grained flat panel, chrome fire door hinge, chrome trimmed spy hole/silver cover to reverse, chrome lever handle/same to reverse, chrome lock/chrome thumb lock to reverse, chrome chain catch to interior | Faint faded white marks to exterior base Faint scratch above spy hole exterior |
| 2 | Frame & architrave | Wooden/white Metal door chain | |
| 3 | Threshold | Medium wooden strip | |

Flooring

| | | | |
|---|------|---------------------|--|
| 4 | Wood | Dark wooden grained | |
|---|------|---------------------|--|

Walls

| | | | |
|---|------------|-----------------------------------------------------|------------------|
| 5 | Wall | Off White | |
| 6 | Skirting | Wooden/white | Light White dust |
| 7 | Thermostat | White heatmiser | |
| 8 | Security | White bell system touch sensitive video entry phone | |
| 9 | Fuses | White plastic single | |

Ceiling

| | | | |
|----|----------------|-------------------|----------------------------------------------|
| 10 | Ceiling | White | |
| 11 | Smoke detector | White round flush | Green light indicator not seen Not tested |

Lighting

| | | | |
|----|------------------|---------------------------------------------|--|
| 12 | Ceiling lighting | 3 recessed spotlight fittings, White casing | |
|----|------------------|---------------------------------------------|--|

Sockets

| | | | |
|----|----------------|-----------------------------------------------------------------------------|--|
| 13 | Electric light | White plastic single dimmer White plastic double White plastic single | |
| 14 | Socket outlet | White plastic double | |

Room 1: Entrance Hall Photos



Wood



Skirting



Security



Door



Door

| Room 1: Storage | | Description | Condition |
|------------------------|--------------------|------------------------------------------------------------------------|---------------------------------------|
| Doors | | | |
| 15 | Door | Dark wooden grained flat panel, chrome lever handles | |
| 16 | Frame & architrave | Wooden/white | |
| 17 | Threshold | Medium wooden strip | |
| Flooring | | | |
| 18 | Tiled | Cream squares, light grouting | |
| Walls | | | |
| 19 | Wall | Off White | Minor faint mark left of washer dryer |
| 20 | Skirting | Cream tiles | |
| 21 | Fuses | White plastic single | |
| 22 | Timer | White timeguard | |
| Ceiling | | | |
| 23 | Ceiling | White | |
| 24 | Ceiling vent | White flush circular fitting | |
| Lighting | | | |
| 25 | Ceiling lighting | White pendant | |
| Sockets | | | |
| 26 | Socket outlet | White plastic single | |
| Appliances | | | |
| 27 | Washer dryer | White front loading neff, soap tray, 9 grey buttons, 1 White/grey dial | |

Room 1: Storage Photos



Door

Room 1: Storage Photos



Washer dryer



Washer dryer

| Room 1: Storage 2 | | Description | Condition |
|--------------------------|------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Doors | | | |
| 28 | Door | Dark wooden grained flat panel, chrome lever handles | |
| 29 | Frame & architrave | Wooden/white | |
| Flooring | | | |
| 30 | Wood | Continuation of entrance hall | |
| Walls | | | |
| 31 | Wall | Off White | Series of small black marks and a scratch above Schneider electric digital screen |
| 32 | Skirting | Wooden/white | |
| 33 | Fuses | Cream MK consumer unit/flap | |
| 34 | Fuses 2 | 5 White plastic | |
| 35 | Misc | Black Schneider electric digital reading screen | |
| 36 | Misc 2 | White metal fitting housing kamstrup reading | |
| 37 | Misc 3 | White metal vent axia fitting/associated pipe work | |
| 38 | Stop cock | As fitted | |
| 39 | Misc 4 | Grey rectangle fitting Beige heatmiser fitting beneath | |
| 40 | Misc 5 | Further grey rectangle fitting White square fitting 2 White BT openreach fittings | |
| 41 | Fuses 3 | Grey housed switch/clear green flap | |
| 42 | Misc 6 | Other fitted pipe work | |
| Ceiling | | | |
| 43 | Ceiling | White | |
| Lighting | | | |
| 44 | Ceiling lighting | White pendant | |
| Sockets | | | |
| 45 | Electric light | White plastic single | |
| 46 | Socket outlet | 2 White plastic doubles 1 White plastic single dummy | |
| 47 | Telephone jack point | White plastic/4 way | |
| 48 | Satellite and / or TV socket | White plastic | |

Room 1: Storage 2 Photos



Wall



Misc 2

| Room 2: Reception | | | Description | Condition |
|--------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Doors | | | | |
| 49 | Door | Dark wooden grained flat panel, chrome lever handles | | |
| 50 | Frame & architrave | Wooden/white | | |
| 51 | Door 2 | Leading to balcony White painted frame, 1 fixed pane, 1 sliding door with chrome lever handle/integral lock Wooden/white surround | | A few light marks to frame left of handle |
| Flooring | | | | |
| 52 | Wood | Continuation of entrance hall | | Approx 2.5cm dent/chip right of entry - forward |
| 53 | Rug | Dark grey pile | | |
| 54 | Doorstopper | Chrome/black | | |
| Walls | | | | |
| 55 | Wall | Off White | | 2 small black marks beneath mid level right of kitchen Faint vertical scuff to left side of mirror Very faint vertical shaded lines lower right of mirror |
| 56 | Skirting | Wooden/white | | Light White dust |
| 57 | Thermostat | White heatmiser | | |
| 58 | Mirror | Mirror framed octagon | | Finger marked to left side |
| 59 | Picture | 2 black framed purple/green/brown/grey mottled prints | | |
| Ceiling | | | | |
| 60 | Ceiling | White | | |
| 61 | Ceiling vent | White flush circular fitting | | |
| Lighting | | | | |
| 62 | Ceiling lighting | 8 recessed spotlight fittings, white casing | | |
| Sockets | | | | |
| 63 | Electric light | White plastic with 2 dimmers/2 switches White plastic single | | |
| 64 | Telephone jack point | White plastic | | |
| 65 | Socket outlet | 5 White plastic doubles | | |
| 66 | Satellite and / or TV socket | White plastic 5 way/1 telephone outlet | | |
| Appliances | | | | |
| 67 | Lamp | Grey circular base, grey/chrome stem, grey shade, 3 bulbs | | |

| Room 2: Reception | | Description | Condition |
|-------------------|--|-------------|-----------|
|-------------------|--|-------------|-----------|

| Furnishings | | | |
|-------------|--|--|--|
|-------------|--|--|--|

| | | | |
|----|------------------|---------------------------------------------------------------------------------------------------------------------------------------|--|
| 68 | Table | Dark wooden circular topped 4 seater dining table, matching mushroom style support | |
| 69 | Chair | 4 cream, medium wooden supports | |
| 70 | Sofa | Purple upholstered 2 seater, matching back/seated cushions, 2 matching side rest cushions, chrome supports | |
| 71 | Scatter cushions | 2 matching grey/cream, silver to reverse 1 silver, blue to reverse | |
| 72 | Table 2 | Rectangle glass topped coffee table, dark wooden L shaped support | |
| 73 | Misc | White laminate framed rectangle topped television stand, white metal supports, 1 dark wooden grained sliding door, 2 matching shelves | |

| Room 2: Reception Photos | |
|--------------------------|--|
|--------------------------|--|



Room 2: Reception Photos



Frame & architrave

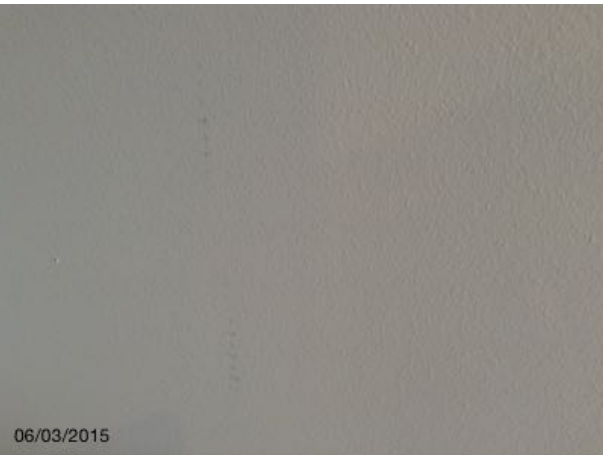
Room 2: Reception Photos



Wood



Wall



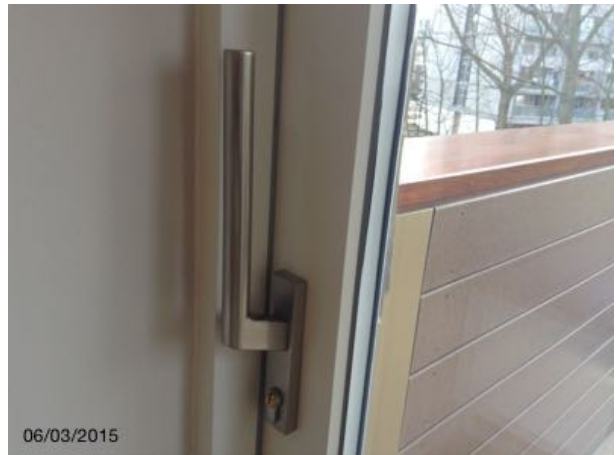
Wall



Sofa



Sofa



Door 2



Wood

| Room 2: Balcony | | Description | Condition |
|------------------------|---------------|-----------------------------------------------------------|------------------|
| Flooring | | | |
| 74 | Decking | Brown | |
| Walls | | | |
| 75 | Wall | Brown panels | |
| 76 | Misc | White plastic single socket outlet/black casing with flap | |
| 77 | Rail | Chrome/2 glass panels | |
| Lighting | | | |
| 78 | Wall lighting | Black casing | |

Room 2: Balcony Photos



Decking

| Room 3: Kitchen | | Description | Condition |
|------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Doors | | | |
| 79 | Frame & architrave | Off White | |
| Flooring | | | |
| 80 | Wood | Continuation of reception | |
| Walls | | | |
| 81 | Wall | Off White | |
| 82 | Misc | Acrylic splash back | |
| 83 | Fuses | White plastic fuse board 2 White plastic singles | |
| Ceiling | | | |
| 84 | Ceiling | White | |
| 85 | Ceiling vent | White flush circular fitting | |
| 86 | Smoke detector | White round flush | Not tested Green light indicator seen |
| Lighting | | | |
| 87 | Ceiling lighting | 4 recessed spotlight fittings, white casing | |
| 88 | Unit light | 5 brushed stel triangle cased | |
| Sockets | | | |
| 89 | Socket outlet | 2 White plastic doubles | |
| 90 | Satellite and / or TV socket | White plastic | |
| Appliances | | | |
| 91 | Refrigerator freezer | Integral bosch 4 clear plastic door shelves 2 clear egg trays 1 clear plastic butter tub/lid 4 glass shelves/White trims/1 fitted clear plastic sliding drawer 1 clear plastic salad crisper Thermostat/shade 4 clear plastic freezer drawers | |
| 92 | Dishwasher | Integral Bosch, 2 grey trolleys, 1 grey cutlery basket | |
| 93 | Microwave | Integral stainless steel bosch, 2 silver push dials, digital screen, 7 silver buttons, glass fronted door/chrome pull, 1 wire rack, black grill/insert | |
| 94 | Cooker hood | Stainless steel chimney style bosch, glass trim, 1 filter, 2 recessed spotlights, 4 grey buttons | |
| 95 | Hob | Black ceramic electric bosch, 4 black dials | |
| 96 | Cooker / Oven | Integral stainless steel bosch, digital screen, 3 silver push dials, 2 glass fronted doors/chrome bar pulls, 2 wire racks, 1 grey grill/insert | |
| 97 | Toaster | Brushed steel sabichi twin slot | |

| Room 3: Kitchen | | Description | Condition |
|------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Appliances | | | |
| 98 | Kettle | Brushed steel sabichi/base | |
| Furnishings | | | |
| 99 | Kitchen miscellaneous | Silver can opener Silver/black vegetable peeler White/silver bottle opener silver metal utensil stand housing: Wooden spoon Steel/black slotted spoon Steel/black slotted turner Steel/black spoon Steel/black ladle Steel/black potato masher | |
| 100 | Manuals | Toaster | |
| 101 | Glassware | Black red row folder 6 short tumblers 6 wine (4 of which are located in reception) | |
| 102 | Crockery | 2 matching cream tea/coffee print mugs 2 matching cream/black builder tea print mugs Set of 4 all White ceramic: Dinner plates Side plates Bowls All located in the reception room | |
| 103 | Kitchen miscellaneous 2 | Wooden cutting board 1 White/grey kitchen towel 2 non matching black/white kitchen utensil feature kitchen towels | |
| 104 | Cutlery | Wooden Harvey Nichols food market hamper (gifted) Stainless steel set of 4: Knives Forks Dessert/soup spoons Tea spoons (All located in the reception room) | |
| 105 | Pans | Black knife block/4 multi coloured knives & pots Silver low sided pan/glass lid Silver milk pan 3 silver (graduating in size) pots/glass lids | |

| Room 3: Kitchen | Description | Condition |
|-----------------|-------------|-----------|
|-----------------|-------------|-----------|

| Furnishings | | |
|-------------|--|--|
|-------------|--|--|

| | | | |
|-----|-------------------------|---------------------------|--|
| 106 | Kitchen miscellaneous 3 | Black e.on digital reader | |
|-----|-------------------------|---------------------------|--|

| Units | | |
|-------|--|--|
|-------|--|--|

| | | | |
|-----|---------|---------------------------------|--|
| 107 | Worktop | Brown granite/drainner griddles | |
|-----|---------|---------------------------------|--|

| | | | |
|-----|------|------------------------------------------------------------------------------------------------|------------------------------|
| 108 | Sink | Single bowled stainless steel FRANKE, chrome waste/strainer, chrome quooker mixer tap | Minor dry water spot to base |
|-----|------|------------------------------------------------------------------------------------------------|------------------------------|

| | | | |
|-----|---------------|------------------------------------------------------|--|
| 109 | Kitchen units | Combination of wall/base level unit doors/drawers | |
|-----|---------------|------------------------------------------------------|--|

All white glossed laminate

Integral shelving complete
White kick boards

| Room 3: Kitchen Photos |
|------------------------|
|------------------------|



Room 3: Kitchen Photos



Wood

Room 3: Kitchen Photos



Worktop



Sink



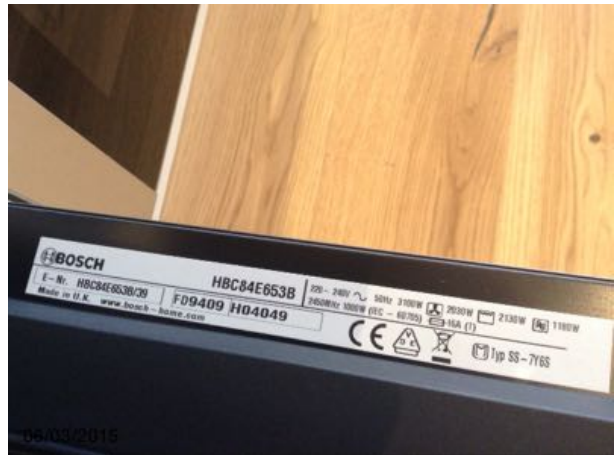
Sink



Microwave



Microwave



Microwave



Cooker / Oven



Cooker / Oven

Room 3: Kitchen Photos



Cooker / Oven



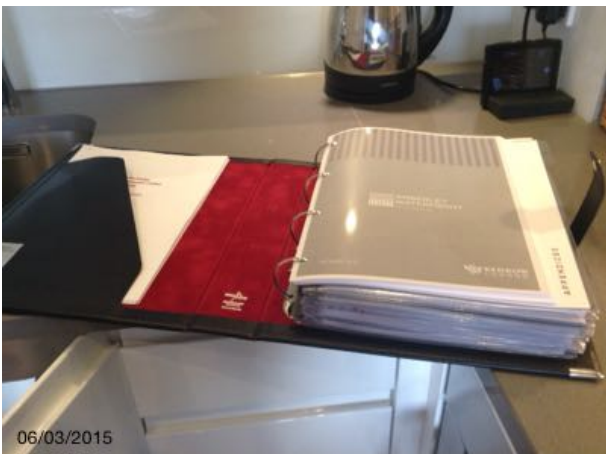
Kitchen miscellaneous



Glassware



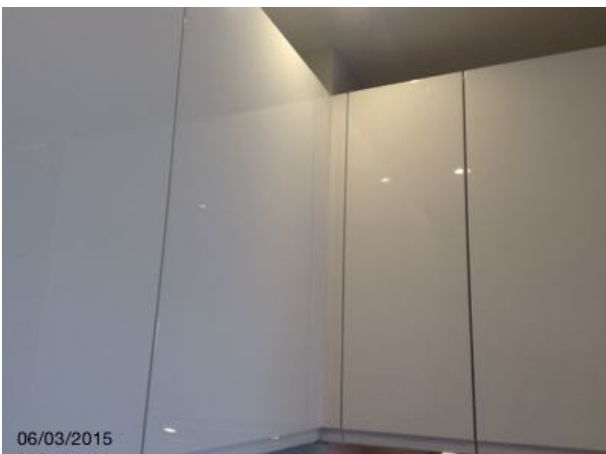
Crockery



Manuals



Kitchen units



Kitchen units

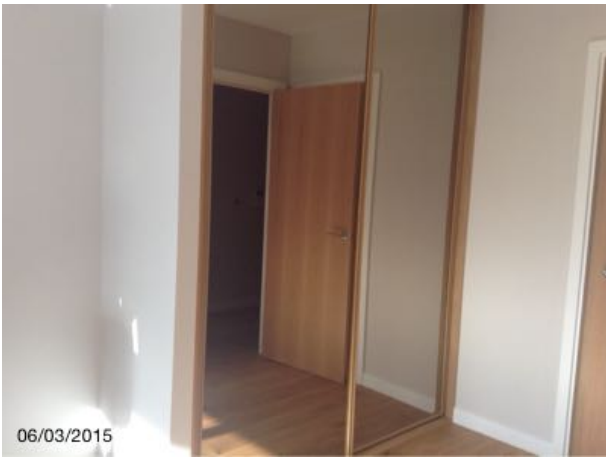
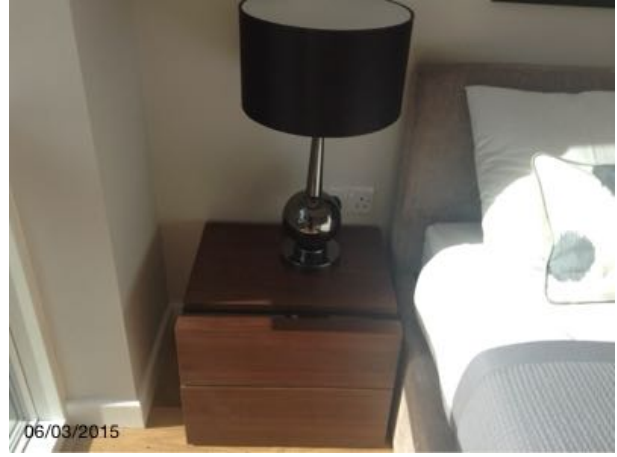
| Room 4: Bedroom | | Description | Condition |
|------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Doors | | | |
| 110 | Door | Dark wooden grained flat panel, chrome lever handles | |
| 111 | Frame & architrave | Wooden/white | |
| 112 | Door 2 | Access to bathroom Dark wooden grained sliding flat panel, chrome circular fitting (reverse of lock) | Fascia to fitting is a little loose |
| Flooring | | | |
| 113 | Wood | Continuation of entrance hall | 2 scratches and 1 dent left of bed 1 dent to foot of bed |
| Walls | | | |
| 114 | Wall | Off White | |
| 115 | Skirting | Wooden/white | Light White dust Light scuff upon turning left corner |
| 116 | Thermostat | White heatmiser | |
| 117 | Picture | 2 black framed blue and white mottled prints | |
| 118 | Wall attachments | Wardrobe 2 dark wooden framed mirror fronted sliding doors Dark wooden frame Dark wooden shelf/chrome support and 2 chrome hanging rails White ceiling Off White Walls Dark wooden grained wood flooring | Small chip to upper left side of 1 door |
| Windows | | | |
| 119 | Window | Wooden/White framed, 2 fixed panes, 2 opening panes each with silver lever handle | |
| 120 | Window sill | Wooden/white | |
| Ceiling | | | |
| 121 | Ceiling | White | |
| 122 | Ceiling vent | White flush circular fitting | |
| Lighting | | | |
| 123 | Ceiling lighting | 6 recessed spotlight fittings, white casing | |
| Sockets | | | |
| 124 | Electric light | White plastic dual dimmer/switch | |
| 125 | Telephone jack point | White plastic | |
| 126 | Satellite and / or TV socket | White plastic/1 telephone outlet | |
| 127 | Socket outlet | 4 White plastic doubles | |

| Room 4: Bedroom | | Description | Condition |
|--------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances | | | |
| 128 | Lamp | Gun metal grey circular base, matching ball and stem, black shade | |
| 129 | Lamp 2 | Gun metal grey circular base, matching ball and stem, black shade | |
| Furnishings | | | |
| 130 | Bed | Brown upholstered low level king, matching headboard | |
| 131 | Mattress | Fire label not visible Cream king Fire label not visible | Not inspected as bed made |
| 132 | Linen | White fitted king mattress protector White fitted king sheet White king duvet/White cover 2 white pillows/whit covers 1 pastel blue bed throw | |
| 133 | Misc | 2 White rectangle scatter cushions with blue ink patterns 2x dark wooden grained bedside table, 2 drawers, gun metal grey strip to top | Left unit dusty Tiny nic to left side of top drawer to left unit Minor defect to centre or top drawer to right unit |

Room 4: Bedroom Photos



Room 4: Bedroom Photos



Wood



Wood



Bed

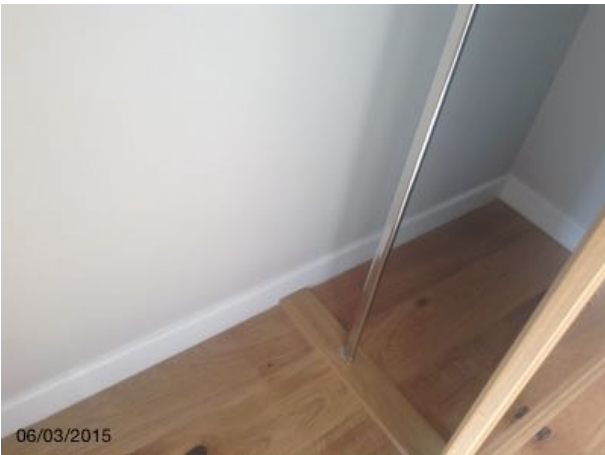
Room 4: Bedroom Photos



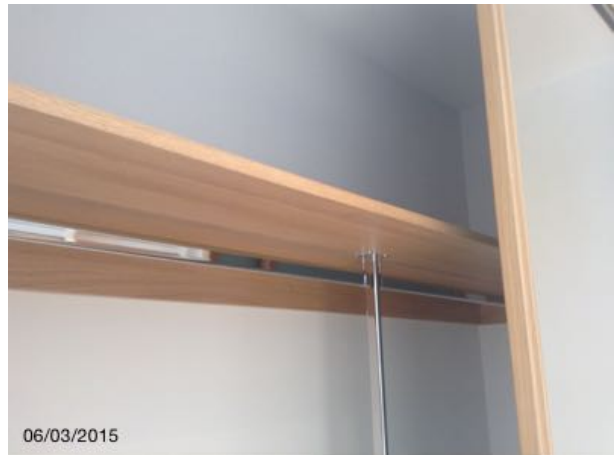
Misc



Misc



Wall attachments



Wall attachments



Wall attachments

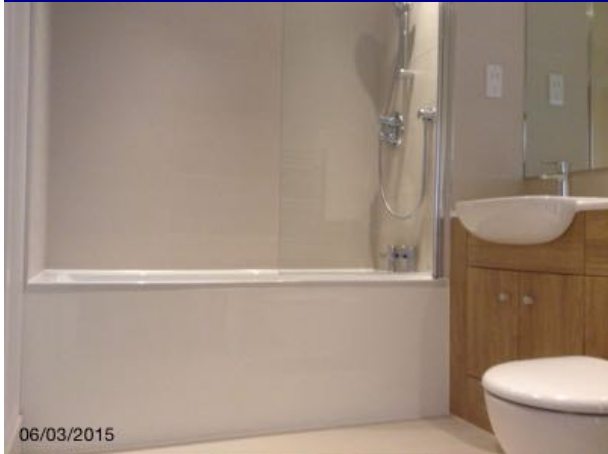
| Room 5: Bathroom | | | Description | Condition |
|-------------------------|--------------------|--|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Doors | | | | |
| 134 | Door | | Dark wooden grained flat panel, chrome lever handles, chrome thumb lock | |
| 135 | Frame & architrave | | Wooden/white | |
| 136 | Threshold | | Medium wooden strip | |
| 137 | Door 2 | | Access to bedroom | Scratched top right of pull |
| | | | Dark wooden grained sliding flat panel, chrome circular recessed pull, chrome thumb lock | |
| Flooring | | | | |
| 138 | Tiled | | Cream rectangles, light grouting | Discoloured to grouting in some places |
| Walls | | | | |
| 139 | Wall | | Off White | |
| 140 | Wall (tiled) | | Cream rectangles, light grouting | |
| 141 | Mirror | | Frames large square | |
| 142 | Skirting | | Cream tiles | |
| 143 | Shelves | | White roll topped laminate | |
| 144 | Cabinet | | 2 dark wooden grained doors/chrome circular pulls, housing 1 shelf and base | |
| 145 | Misc | | Dark wooden grained panels beneath shelf | |
| Ceiling | | | | |
| 146 | Ceiling | | White | |
| 147 | Ceiling vent | | White flush circular fitting | |
| Lighting | | | | |
| 148 | Ceiling lighting | | 4 recessed spotlight fittings, white casing | |
| Heating | | | | |
| 149 | Heating | | Chrome ladder style heated towel rail, valve/covers complete, flex/plastic outlet | |
| Sockets | | | | |
| 150 | Socket outlet | | White plastic shaver outlet | |
| Suites | | | | |
| 151 | Bath | | White plastic, chrome waste/plug, chrome grohe pop up plug mechanism, chrome mixer tap | |
| 152 | Bath side panel | | Cream laminated panel | |
| 153 | Shower screen | | Glass, chrome fitting | |
| 154 | Shower | | Chrome grohe parking control, chrome shower fitting with integral shower hose/chrome shower head, chrome shower riser | |

| Room 5: Bathroom | Description | Condition |
|------------------|-------------|-----------|
|------------------|-------------|-----------|

| Suites | | |
|--------|--|--|
|--------|--|--|

| | | |
|-----|---------|--------------------------------------------------------------------------------|
| 155 | Basin | White ceramic shelf mounted duravit, chrome waste/plug, chrome grohe mixer tap |
| 156 | Cistern | Concealed by dark wooden panelled walls, chrome geberit dual flush |
| 157 | WC | White ceramic duravit bowl, white seat/lid |

| Room 5: Bathroom Photos |
|-------------------------|
|-------------------------|



Room 5: Bathroom Photos



Tiled



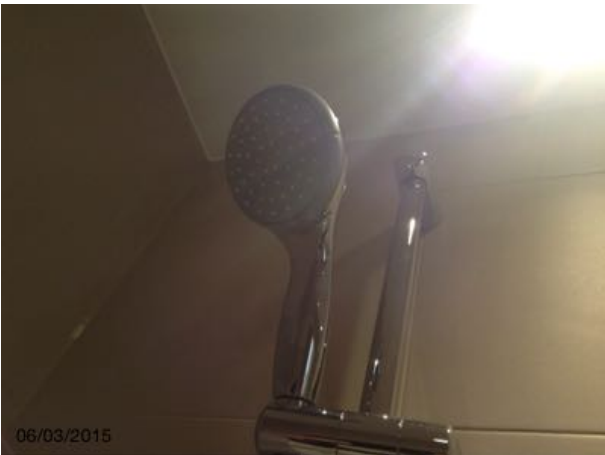
Tiled



Shelves



Door 2



Shower



Shower screen



WC



Cabinet