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INVENTORY AND CHECK IN PREPARED FOR

FLAT A
40 QUEENS GATE TERRACE
LONDON
SW7 5PH

9TH JUNE 2020



CLIENT:	London Central Portfolio
INSTRUCTED BY:	Olivia Highwood
JOB NO:	4189
REF:	MBPS-002
INSPECTED BY:	Janice Richardson
PROPERTY SIZE:	1 Reception / 1 Bedroom / 1 Bathroom - Furnished Flat

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SAFETY DISCLAIMER

This inventory report is prepared as an 'as seen snapshot' of the property and its contents at the time of the designated inspection and is compiled as a fair and accurate record for the properties internal condition and contents. This does not form any part of a valuation or structural report.

This inventory is compiled on the basis that all items listed are in good order and clean. Any defects or soiling are noted where appropriate. Where inspections are carried out and the tenants' belongings are in situ, it can be difficult for clerks to differentiate to that belonging to the landlord or tenant. Should the report contain inaccuracies the clerk (Independent Inventories (UK) Ltd) will not be held responsible.

The clerk preparing the inventory is not an expert in electrical appliances, antiques, furniture style, fabrics, flooring, etc. All descriptions within this report are for identification purposes only in order that each item can be compared to its condition at the commencement of the tenancy.

Lofts and Cellars are not included unless they are converted and safely accessible. Contents will therefore not be noted or checked at check-in or checkout.

Plants and shrubs will not be itemised.

Belongings left by the landlord/agent in a locked room or outbuilding will not be inventoried and are the sole responsibility of the Landlord/agent. Items in garages/sheds such as garden equipment and tools will be inventoried, however tins of paint will not be itemised.

We do not undertake to move heavy items of furniture or access lofts, high-level cupboards, or any other inaccessible places. Contents which have been left in the above-mentioned areas, which have not been inventoried, are the sole responsibility on the landlord. We also do not undertake to open windows, but will confirm whether keys have been seen or not.

Any electrical appliances tested will be for power only and only where practicable. The clerks are not qualified electricians and will only confirm the visual condition of the electrical socket, wiring and or fitting as seen. Boilers, Heating Systems, Gas Fires, Water Supply and Radiators are not tested, and Independent Inventories (UK) Ltd will not take any responsibility for units left either on or off even if on automatic timers. 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. We only state their presence and cannot state the functioning of this equipment. No responsibility is taken for any damage or malfunction occurring during the testing of such alarms.

The relevant utility companies must check all meter readings, as we cannot be held responsible for any discrepancies. We are not held liable should meters not be located or inaccessible to read. For Health and Safety reasons we do not expect our clerks to access high level areas which involve using ladders/chairs.

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The Fire & safety Regulations regarding furnishings, gas, electrical & similar services are ultimately the responsibility of the instructing principle. Where the inventory notes FFR label seen, 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 to the regulations as published by the Department of Trade & Industry, January 1997, (or subsequent edition), attached at the time the inventory was compiled.

Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 131202009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds

It is the responsibility of the landlord/managing agent/tenant to agree between themselves the accuracy of the report, and Independent Inventories (UK) Ltd should be notified within 7 days of receipt of the report of any discrepancies within the report.

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GENERAL GUIDANCE NOTES

Independent Inventories do not have sight of tenancy agreements or other agreements made between the tenant, landlord and management company. As these are guidance notes only it is always advisable that the tenancy agreement is cross referenced. This report will indicate whether in our opinion the tenant is liable for the deterioration or whether it is considered fair wear & tear. Independent Inventories may suggest maintenance, cleaning or tenant's liability at checkout, but the final responsibility of these suggestions will fall with the landlord or managing agent in respect of the original tenancy agreement. We do not suggest costs of any items, these should be sourced from the relevant contractors by the landlord or managing agent.

CLEANING

We recommend that a professional cleaning company is employed at the end of the tenancy, unless alternative arrangements have been agreed with the Landlord/Managing Agent. Receipts from professional cleaning and carpet cleaning companies must be present to the clerk at the checkout inspection.

If the standard of cleaning is not satisfactory most Landlords/Managing Agents will contract a cleaner and their charges will be charged to the tenant unless otherwise stated in the tenancy agreement.

DECORATION

It is accepted that during the course of the day to day living scuffs will appear on walls and woodwork. However, should the marks be found to be excessive charges will be made to you the tenant, unless otherwise stated in the tenancy agreement.

LIGHTING

If the lights are working at check-in then it is normal, if lights are not working at checkout, for these to be the responsibility of the tenant to replace bulbs or to be charged accordingly, unless otherwise stated in the tenancy agreement.

GARDENS/PATIO

If the standard of the garden/patio is found to be untidy compared to the start of the tenancy the Landlord/Managing Agent are entitled to employ a contract gardener and the charge will be made to you the tenant, unless otherwise stated in the tenancy agreement.

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MAINTENANCE ISSUES

We recommended should any maintenance issues arise you contact the Landlord/Managing Agent immediately so they can deal with the matter. Should we recommend items require maintenance once a property has been checked out, this is purely stating that an item will require fixing/attention, we are not advising as to whose responsibility this and your tenancy agreement will need to be checked.

CHANGES TO PROPERTY

We recommend that if you wish to make any changes to the décor or remove any of the Landlords belongings you contact the Landlord/Managing Agent for permission and have this confirmed in writing to ensure there are no discrepancies at the end of the tenancy.



TENANTS INFORMATION FOR CHECKING OUT OF PROPERTY

It is important at the checkout that:

1. All cleaning should be completed prior to the checkout appointment as per the tenancy agreement.
2. All personal items must be removed prior to the check out.
3. All items should be in the same location as per the inventory, any stored items should be unpacked and also returned to the same location.
4. If the Inventory clerk has to search for items or you still have belongings in the property to be removed this will result in additional charges being made to the tenant.
5. All beds should be left unmade with the linen folded. Bedding & towels should be cleaned & ironed where relevant.
6. All food items should be removed, freezers defrosted & doors left open & electricity turned off.
7. All light bulbs etc. should all be in working order as at check in.

The property should be left in a clean and tidy condition especially carpets, curtains, windows, upholstery appliances etc. We would suggest that you refer to your tenancy agreement in this matter.

If you are not ready to leave it may not be possible to carry out the checkout. In this case a return visit will be necessary resulting in a cancellation charge.

All keys to the property must be handed over at the time of checking out to the Inventory clerk or alternatively to the agents prior to the checkout taking place.

The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the Inventory.

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

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UTILITY READINGS / KEY LIST& INSTRUCTION MANUALS

ELECTRIC	GAS	WATER
METER NUMBER: L86A15988	METER NUMBER: Not located	METER NUMBER: Not located
READING: Low: 64692 Normal: 37965	READING: Not located	READING: Not located
LOCATION: Communal hall on entry	LOCATION: Not located	LOCATION: Not located






LOCATION OF:		
STOP COCK	Bathroom low level cupboard	
FUSE BOARD	Hallway high level cupboard	
ALARM PANEL This has not been tested	None seen	MAKE:

FIRE SAFETY	
SMOKE ALARM 1	Not visible Tested with canned smoke and working order Location: Hallway
SMOKE ALARM 2	Not visible Tested with canned smoke and working order Location: Hallway
CARBON MONOXIDE ALARM	Not seen

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KEYS AT CHECKIN	KEYS AT CHECKOUT
KEY TYPE / SERIAL NUMBER / QTY	KEY TYPE / SERIAL NUMBER / QTY
1 x JMA Yale	
2 x Banham flat door (0587385)	
2 x Banham (64D5708)	
KEYS RECEIVED BY: Tenant	KEYS RETURNED TO:
	



GENERAL SUMMARY		
ITEM	CHECKIN NOTES	CHECKOUT NOTES
GENERAL CONDITION	Professionally cleaned for start of tenancy , some further cleaning required	
ODOUR	N/A	
DECORATIVE ORDER / WOODWORK	Defects as noted Woodwork scuffed/ chipped	
FLOORING	Defects as noted Vacuumed for start of tenancy	
CURTAINS / BLINDS	Requires further cleaning Defects as noted	
BLIND REGULATIONS	Regulations not met	
UPHOLSTERY	Vacuumed in situ for start of tenancy Defects as noted	
FFR LABELS	Sofa FFR label not seen Armchair FFR label not seen Bedroom 1 FFR label not seen Client informed name Olivia Highwood	
LINEN	None provided	
LIGHTS	Bulbs not working – 2 x reception, 1 x floor light and 1 x kitchen	
KITCHEN/ APPLIANCES	All appliances power tested except microwave Fridge/freezer left shut power on Final wipe required	
BATHROOMS/ WC	Water outlets tested and working WC flush Mildew to areas as noted	

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WINDOWS	Fitments complete Clean to interior Requires further cleaning Not closing properly reception	
GARDEN / TERRACE	N/A	

MANUALS SUPPLIED AT CHECKIN	MANUALS RETURNED AT CHECKOUT
APPLIANCE/ MAKE	APPLIANCE/MAKE
WITHIN REPORT ON PAGE	

*N.B – Heavy items will not be moved or inspected behind/under, for health & safety reasons. We will not be held liable should any damages/stains/marks be found during the tenancy in these areas. Should the occupant find any of the above they should, inform the landlord/agent immediately and if/where possible take photographic evidence and pass to the relevant parties.



This camera symbol throughout the Inventory check in/out indicates where a photo has been taken. Photos can be found at the back of each room in the report with the relevant headings



ENTRANCE HALLWAY

Front Door

Door Frame Exterior
Painted white ✓

Draught excluder ✓

Discoloured ✓

Few minor scuffs to low level ✓

Indent to low level from door handle ✓

Heavily discoloured to edges ✓

Light scuffs seen in places left and right-hand side mid to low level ✓

Door Exterior
White painted flush door ✓

Painted over screw covers ✓

Chrome Banham lock and finger pull ✓

Further Chrome Banham lock ✓

Very minor splash stain mark to the centre of the door ✓

2. Painted over defects ✓

3. 1 or 2 minor paint marks to Banham lock ✓

4. Good order

Shading seen around the edges ✓

Light scuffing seen at low-level ✓

Door Frame Interior
Painted white ✓

Appear to be intact and in good order ✓

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ENTRANCE HALLWAY

Door contd.,

Door Interior

White painted flush door ✓

Chrome Banham barrel lock ✓

Further Chrome Banham lock ✓

Draught excluder to base ✓

Yale top lock with 2 x keys ✓

Chain and keep ✓

~~1 or 2~~ x light scuffs seen low-level

Patchy paint work seen in places ✓

Ceiling & Coving

Painted white ✓

White painted coving ✓

1 x Water sprinkler ✓

1 x Smoke detector ✓

Odd chip and scuff around light ✓

Not tested ✓

Tested and working ✓
Green light seen

Lighting

2 x White rimmed halogen bulbs ✓

Both working order

Walls

Painted pale grey ✓

Painted over defects ✓

Door stop recommended ✓

Few light mid to low level marks ✓

Indent behind door from lock ✓

Left hand side corner has a chip mark and a few rub marks at mid-level ✓

Not inspect behind furniture ✓

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ENTRANCE HALLWAY

Skirting	Skirting painted white ✓	Minor scuffs ✓
Flooring	Light wood panelled flooring ✓	
Switches & Sockets	White plastic / chrome ✓	Good order ✓
Built in cupboard	Pale grey flush high-level cupboard ✓ Fuse box interior ✓	Finger soil to exterior door ✓
Poster	Wall mounted dark framed poster in terracotta/beige colouring ✓	1. Chip to frame left hand side edge high level ✓ Unglazed ✓
Console table	White / black console table ✓	Good order ✓ 1 or 2 x small scuffs to edges ✓
Coffee table	Small white and black coffee table ✓	Reasonably good order ✓ Odd chip ✓



ENTRANCE HALLWAY

Entry phone

Wall mounted cream entry phone by 'Atel' ✓

1. Tested and working

2. Coil soiled ✓

Dish

Bronze coloured leaf-shape dish ✓

In use ✓

1 x chip to edge ✓

Selection of letters

Picture

Picture of Bourbon street with black frame ✓

Few scratches / chips to frame ✓

Metal clothes airer ✓

Vileda red handled mop ✓

Flat door



Keys interior door



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Hallway



Hallway



Hallway



Smoke alarm



Walls



Pictures





Scuff to wall





BEDROOM

Door

Door Frame Exterior
Painted white

1. Painted over chip to left
side high level

Intact

Door Exterior
White painted flush door with
brushed steel lever handle

2. Good order

1 or 2 x light scuffs to low
level exterior

Long black rubs to mid-level

Further rubs to low level

Some chipping seen to the
top edge at an angle

Door Frame Interior
Painted white

Some scuffing to high level
of framework interior

Chip to high level of
framework interior

Chipping seen to the
underside of crossbar

Door Interior
White painted flush door with
brushed steel lever handle

Over door metal hanger

Odd scuff mid to low level

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BEDROOM

Ceiling & Coving

Painted white ✓

Appear to be intact ✓

Lighting

White painted coving ✓
4 x White rimmed halogen bulbs ✓

All working order ✓

2 x Brushed steel wall mounted lights with cream shades ✓

Both in working order ✓

1 x screw missing from left-hand side wall mounted light ✓

Walls

Painted pale grey ✓

1. Painted plaster pop to left hand side of entry mid-level ✓

3. Some slight cracking at mid/low level left side of radiator ✓

4. Not inspected behind bed ✓

Few light mid to low level marks ✓

Rubs to low level on the left-hand side wall and on the right hand side wall ✓

Water damage to right of radiator low level ✓

Ring marks and other marks to shelves within bed recess ✓

Greasy spots to walls within recess ✓

Cracking to corners of left-hand side and facing wall ✓

Stress crack above door ✓

Some chipping seen to fuse socket to rear facing wall ✓

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BEDROOM

Skirting

Skirting painted white ✓

Few minor scuffs ✓

Hairline cracking seen to the top surface ✓

Flooring

Light wood panelled flooring ✓

Slightly bowed to the left hand side and creaking ✓

2. Not inspected below bed ✓

Brushed steel / black rubber door stop fitted ✓

3. Good order
Secure

Not inspected underneath any furniture ✓

Windows

White painted frame casement window ✓

2. Glazing clean to interior

1 x Arched glazed fixed panel ✓

Soiled to exterior ✓

2 x Opening casement windows ✓

Frames deteriorating ✓

2 x Brushed steel levers ✓

Slight paint cracking ✓

1 x Chrome arm ✓

Mould residue along the edges of the frame in places

1 x Brushed steel slide and bolt lock ✓

Cracking seen to paint work throughout the edges ✓

White painted sill ✓

Water stain left-hand side ✓

Paint cracking to edges and middle of sill ✓

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BEDROOM

Advised was replaced by agent

Curtains

Cream black out blind with white beaded pulley

~~Praying to left hand side with loose threads~~

Break connector to pulley

~~Some soiling to low level~~

~~Not working~~

~~Unable to raise~~

~~Beaded chain is missing—
maintenance required~~

Heating

Black painted radiator set behind cream painted radiator cover

Radiator not closely inspected / working order

Front cover some grey shading in places

Residue masking tape above left-hand side cover

Right-hand side cover is loose

Built in cupboards

Range of white laminate flush fronted built in cupboards with brushed steel pulls

General marks consistent with use

Inspected from left hand side Cupboard 1

Interior
Painted cream

Single cupboard

Interior
6 x Shelves

1 x Electronic safe
Model No. EX2005282721 and key

Some light usage marking to interior

Minor rubs to the edge of the exterior door by handle



BEDROOM

Cupboard 2

Corner cupboard ✓

Interior
2 x Shelves ✓

Cupboard order ✓

Some light usage marking to interior ✓

Central hinge not attached to unit body ✓

Lower shelf has some rubs, usage and wear ✓

Cupboard 3

Single cupboard ✓

Interior
3 x Shelves ✓

1 x Chrome hanging rail ✓

Cream painted boxed in section ✓

1. 4 x Further old fitment holes ✓

2. Paint work slightly patchy to mid level shelf with circular paint pot ring mark ✓

Some light usage marking to interior ✓

Cupboard 4

Double cupboard ✓

Interior
Painted cream ✓

3 x Shelves ✓

1 x Chrome hanging rail ✓

Further cream painted boxed in section ✓

Good order ✓

Some light usage marking to interior ✓

Cupboard 5

Shaped cupboard with pull down door ✓

Interior
Painted cream ✓

Sticky residue marks ✓

Odd scuff to interior ✓

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BEDROOM

Switches & Sockets Shelves

White plastic / chrome ✓

2 x Cream painted recessed
shelves by bed ✓

Scuffs to base and walls ✓

Bed

Double divan with black / white
divan base ✓

Good order

Mattress ✓

Signs of light wear ✓

Fire label not seen ✓

Pulls to fabric ✓

Label side examined only ✓

Cream faux leather headboard
with button studs ✓

Appears in good order

Chair

2 x brown fabric dining chairs on
wooden legs ✓

Used order

FFR label seen ✓

Bedroom



Bedroom





Bedroom



Residue cupboard door



Water stain to wall



Blind



Window



Scuff window blind



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Radiator panel



Screw missing light fitting



Walls



Cupboard 1



Cupboard 2



Hinge detach cupboard door



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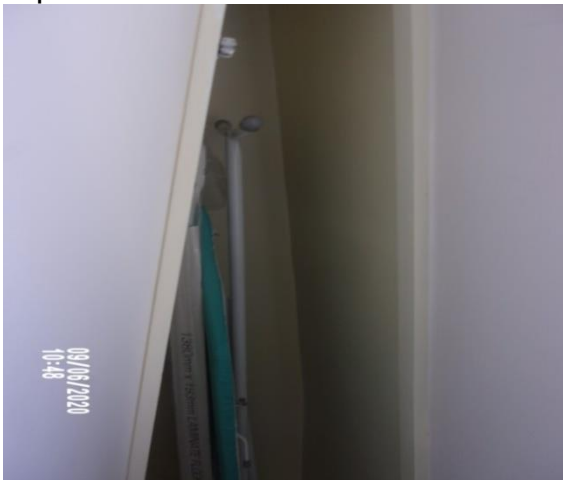
Cupboard 3



Cupboard 4



Cupboard 5





RECEPTION ROOM

Door

Door Frame Exterior
Painted white ✓

1 or 2 x chips and scuffs
seen left-hand side mid to
low level ✓

Door Exterior
White painted flush door with
brushed steel lever handle ✓

2. Good order ✓

3. Couple of white speckled
paint marks to handle ✓

1 or 2 x light scuffs seen in
places mid to low level ✓

Door Frame Interior
Painted white ✓

Some light chipping seen
left-hand side mid to low
level ✓

Door Interior
White painted flush door with
brushed steel lever handle ✓

Inside edge has a red mark
to low level ✓

2. Few minor paint speckled
marks ✓

Some light scuffing seen low-
level ✓

Ceiling & Coving Painted white ✓

Good order

White painted coving ✓

Painted over defects,
especially around light
fittings ✓

Finger soil marks around
recessed lights in places ✓



RECEPTION ROOM

Lighting

6 x White rimmed halogen bulbs ✓

Only 4 x currently showing for power ✓

Walls

Painted pale grey ✓

Few light mid to low level marks ✓

2 x adhesive pad residues, 1 x with broken hook to right hand side ✓

1 x small dark scuff to rear right corner ✓

Right wall has black mark ✓

1 x stainless steel hook to wall behind door ✓

1 x chip near steel hook

Mid to low level furniture marks ✓

Front facing and left-hand side wall some water damage seen in places

Left-hand side wall some chipping seen to paint work near coat hook ✓

1 x white plastic hook left-hand side ✓



RECEPTION ROOM

Skirting

Skirting painted white ✓

1. Good order ✓

2. Not inspected behind furniture ✓

Few scattered minor scuffs ✓

Flooring

Light wood panelled flooring ✓

1. good order ✓

2. Not inspected below furniture ✓

1 or 2 x Tiny edge chips towards centre ✓

Brushed steel / black rubber door stop fitted ✓

Switches & Sockets

White plastic / chrome ✓

Good order ✓

Facing wall socket cracked ✓

Window 1

White painted frame casement window ✓

3 x Opening casement windows ✓

3 x Chrome levers ✓

2 x Chrome arms ✓

White painted sill ✓

1. Glazing clean to interior ✓

Frame deteriorating ✓

Chipping and paint flaking ✓

Soiled to exteriors ✓

Paint chipping ✓

All windows cracking and flaking to paint work ✓

Sill flaking to paint work ✓

Mould patches to corners ✓



RECEPTION ROOM

Window 2

White painted frame with arched fixed panel

2 x Opening casement windows with 2-brushed steel levers

1 x Chrome arm

1 x Brushed steel slide and bolt

White painted sill

Painted over cable / junction box to right hand side

1. Glazing clean to interior

Frame deteriorating – needs attention

Further deterioration of frames and paintwork

Painted over defects

Heavy cracking to windowsill

Window not fully closing

Gap to base

Blind

Cream black out blind with white beaded pulley

Break connector to pulley

ordered was replaced by agent

1. Working order

2. ~~Fraying heavily to left hand side edge also to right-hand side wooden support – needs fitting to blind~~

3. ~~Slightly soiled to low level~~

~~Plastic fitting to the right-hand side has become detached~~

~~Pulley repaired with tape~~

~~Beaded chain has come loose not operating maintenance required~~

~~Staining seen to sections at low-level~~



RECEPTION ROOM

Heating

Black painted radiator with white painted radiator cover ✓

2. Left hand side cover panel appears slightly loose ✓

3. Not closely inspected ✓

Grey shading seen to the front surface ✓

Sellotape on panel ✓

Shelf area

White painted recess shelf area ✓

4 x White painted shelves ✓

Some painted over defects to right hand side top shelf ✓

Usage to shelves ✓

Lift up tables

2 x White painted lift up tables attached to wall ✓

Showing few very light usage marks ✓

Slight discolouration to corner ✓

Map

Wall mounted black framed map of world ✓

Good order

Unglazed ✓

Dining table

Glass circular topped dining table with brushed steel pedestal base ✓

1 or 2 minor marks to base ✓

Some light surface scratching to glass ✓



RECEPTION ROOM

Dining chairs

2 x grey fabric dining chairs on wooden legs to match ✓

Used order ✓

1 x slightly unstable ✓

1 x base cushion has a white stain approximately 1" - 1 x has green stain ✓

Slight mark to one back ✓

Fabric pulling ✓

General staining seen to the top surface in places – further cleaning required ✓

Sofa

3-seater taupe coloured sofa set on wooden legs in separate sections / pushed together:- ✓

2 x Arm sections ✓

1 x Single section ✓

3 x Seat cushions ✓

1. FFR label not seen ✓

Light usage to the base cushions and on the right-hand side arm slight discolouration ✓

Feet may need attention – requires fixing screw loose ✓

Now secured with cord

Pouffe

Matching large pouffe with separate top ✓

Signs of light wear ✓

Scatter cushions

1 x brown crushed velvet scatter cushion ✓

1 x Pale grey self-patterned scatter cushion ✓

3 x Black / grey matching scatter cushions ✓

All in use ✓

Cleaning required ✓

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RECEPTION ROOM

Light

Brushed steel floor mounted light with grey fabric shade ✓ Not working ✓

Rug

Grey rectangular rug ✓ In use ✓

Reception



Reception



Reception



Fold down tables





Scuff wall



Window



Socket crack



Fraying to blind



Blind cord detached



Window





Windowsill



Chair seat stain



Mould window



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KITCHEN

Door

Open plan from Reception

Ceiling

Painted white

Good order

1 x small mark

Painted over defects

Lighting

2 x White rimmed halogen bulbs

1 x not currently showing for power

Skirting

Painted white

Chipping and scuffing in places

Flooring

Large off-white ceramic tiles

Grouting slightly discoloured

Some slight shaded marks specially to centre

Shaded towards edges of tiles

Centre tile on entry has multiple hairline crack and large crack and chip

2 x further chipped tiles near shower room

General Discolouration

Heavy cracking to grout



KITCHEN

Walls

Part painted pale grey ✓

Part grey / white / black mosaic tiling ✓

2 x Wooden panels to match units ✓

Scuffs left hand side shower room mid to low level from bin ✓

Discolouring mid to low level ✓

Light discolouration seen to grout painted section ✓

Front facing wall finger soil mark around light switch ✓

Switches & Sockets Units

White plastic / chrome ✓

Wood panelled doors with brushed steel pulls ✓

Wood kick boards ✓

Interior
White laminate ✓

Inspected from wall units to left hand side

Light usage ✓

Wall unit 1

Single cupboard ✓

Interior
2 x Shelves ✓

1 x Base shelf ✓



KITCHEN

Wall unit 2

Single cupboard ✓

Interior ✓

2 x Shelves ✓

1 x Base shelf ✓

Wall unit 3

Tall cupboard ✓

1. Some white sealant residue to left side exterior panel ✓

2. Some paint marks to right side edge ✓

Interior ✓

2 x Interior shelves ✓

3. Interior middle shelf chipped and marked ✓

Housing ✓

Blue water tank low level ✓

In use

Control panel timer ✓

Not tested ✓

2 x Fuse switches ✓

1 x Further socket ✓

No cover- secured with masking tape

1 x Back panel with several drilled holes ✓

Section is covered with masking tape ✓

Copper pipes and cabling seen ✓

Unable to fully inspect

2 x handles slightly loose

Aqua microwave with removable glass turn table ✓

Not tested ✓

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KITCHEN

Wall unit 4

High level shelf above fridge
freezer

Good order

Contains miscellaneous items
– too high to inspect

Decorative cream clock

Wall unit 5

Open unit with 8-cubby holes

Good order

1 x Mid-level shelf

2 x Wooden drawers

Wall unit 6

Single unit

Good order

Interior

2 x Shelves

1 x Base shelf

Base units

Base unit 1

Under sink cupboard

1. Water discolouration to
base exterior

Interior

Blue plastic fitment to interior
door

Use unknown

Stop cock to back panel

Back panel is secured with
masking tape

Base unit 2

Further open section

Some slight wear to shelf

4 x Cubby holes

2 x Drawers

1 x Mid-level shelf

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KITCHEN

Base unit 3

Single cupboard ✓

2 x indentation marks to the exterior door high level ✓

Interior

1 x Base shelf ✓

Worktop

Black speckled laminate with wooden trimming to edge ✓

1. 1 or 2 general scratches and usage marks ✓

2. Some slight discolouration around base of tap ✓

3. Varnish slightly worn to trim forward of sink ✓

2 x plastic hooks to tiling right hand side of sink ✓

Generally patching around sink area left hand side of kitchen ✓

Scattered white dull spots seen to worktop near sink area

Washing machine

Integrated white 'Hotpoint' washing machine BHWD129 ✓

Serial number 508245407 ✓

1. Power tested ✓

2. Magnetic catch to door interior stuck on with tape

3. Some discolouration at low level to integrated door
Power tested ✓

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KITCHEN

Sink

Stainless steel single bowl ✓

Chrome waste ✓

Chrome plug ✓

Chrome drainer ✓

Chrome mixer tap ✓

1. Water tested and working ✓

2. Some white marks to right side edge/work surface ✓

General cleaning scratches ✓

Tap is loose ✓

Fridge freezer

Integrated white Hotpoint fridge freezer ✓

Interior ✓

4 x Glass shelf ✓

1 x Clear plastic salad crispers ✓

3 x Door shelves ✓

Freezer ✓

2 x White plastic drawers ✓

1 x pull out tray ✓

1. Doors not attached to exterior door ✓

2. Clean / light working order ✓

2 x door shelves crack to sides ✓

Additional 1 x door shelf located in wall unit ✓

Extractor hood

Chrome chimney style extractor – make unknown ✓

Lights not currently showing for power ✓

Manuals

Microwave and fridge ✓

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KITCHEN

Hob

Black 'Baumatic' 4-ring
inductionhalogen hob

4 x Control buttons

Power seen

Rings worn

Rear right hand side burner
has white scratch and wear
marks

Oven

Indesit oven serial number
509238742

1 x chrome shelf seen to interior

Register blue sticker on door

Few drips to door

Bin

Chrome 'Brabantia' pedal bin

Clean

Dented to top

In used order

Worktop saver

Black granite worktop saver

Good order

Jug

Chrome jug

Baking trays

2+2 x Black baking trays
Assorted stored

In use
Not fully cleaned

Possibly above fridge

Toaster

Russell Hobbs chrome and black
2- slice

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Kitchen



Kitchen



Kitchen



Scuff wall



Kitchen



Interior wall unit



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Chip interior wall unit



Microwave



Water tank



Sink



Washing machine



Seal washing machine





Seal washing machine



Floor stain



Crack floor tile



Hob



Extractor hood



Oven



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Items in high cupboard



Fascia door detach fridge/ freezer



Fridge/ freezer





SHOWER ROOM

Door

Door Frame exterior
Painted white ✓

Minor spot marks to mid-level left hand side frame ✓

Metal kickboard low level ✓

1 or 2 x light scuff marks low-level left-hand side ✓

Door Exterior
White painted flush door with brushed steel kick board ✓

Kick board slightly marked ✓

Brushed steel lever handle ✓

Handle loose ✓

Tarnishing seen to panel at low-level ✓

Door Frame Interior
Painted white ✓

1 or 2 x light scuffs seen bottom right-hand side ✓

Left-hand side some water damage ✓

Few knot rings to frame ✓

Door Interior
White painted flush door with brushed steel lever handle ✓

Cleaning required to panel at low-level ✓

2 x Chrome robe hooks ✓

Slightly marked ✓

Brushed steel kick board ✓

Some light marking to leading edge interior ✓

Handle loose ✓



SHOWER ROOM

Ceiling

Painted white ✓

Tested and working ✓

1 x White plastic extractor fan ✓

Yellow spot marks to the left-hand side of the shower area and the right-hand side ✓

Scattered numerous discoloured marks and mould seen ✓

Water staining seen to ceiling scattered throughout ✓

Grey shading and finger soil marks scattered throughout ✓

Lighting

4 x White rimmed halogen bulbs ✓

Working ✓

Walls

Part painted white ✓

1. Grouting discoloured to shower area ✓

Part off white ceramic tile with black / taupe circular design ✓

2. Sealant very slightly marked to ledge behind sink ✓

Stainless steel panel behind W.C ✓

3. Some slight scratches and paint marks to ledge behind sink ✓

Some non-matching plain white tiles to base of shower area and left hand side ✓

4. Some filled chips to tiles low level in shower area ✓

Some scuffing around radiator to painted section ✓

Mould to grout ✓

Heavy discolouration seen to grout in shower cubicle area ✓

Right-hand side low level 1 x chip ✓

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SHOWER ROOM

Skirting

Painted white ✓

Some paint flakes to low level left hand side ✓

Scattered minor marks ✓

General scuffing in places ✓

Flooring

Large off white ceramic tiles ✓

1. Couple of minor marks to left hand side of sink ✓

Grout slightly diminishing and cracking ✓

1 x tile cracked behind WC

Patchy appearance

Generally discoloured

Heating

Chrome wall mounted heated towel rail ✓

Not tested ✓

Toilet

White W.C with concealed cistern and white plastic seat and lid ✓

1. Tested and working ✓

Chrome wall mounted flush ✓

2. Paint marks and general light scratches to lid ✓

3. Clean ✓

Flush working – but difficult ✓

Sink

White ceramic circular sink ✓

Some slight tarnishing to base of tap ✓

Chrome waste ✓

Chrome over flow ✓

Chrome mixer tap ✓

Sits on a :- table/ ledge



SHOWER ROOM

Ledge

Brushed steel ledge set on wooden stand incorporating chrome towel rail ✓

1. 1 or 2 minor marks to ledge ✓

2. Legs appear slightly loose ✓

3. Towel rail marked ✓

Left hand corner taped ✓

Legs appear loose

Shower

Aluminium framed shower screen ✓

Water not tested ✓

1 x Fixed panel ✓

Opening door loose to lower not attached to runner ✓

1 x Sliding door with chrome handle ✓

Showerhead lime scale ✓

White plastic shower tray ✓

Chrome waste ✓

Chrome wall mounted control ✓

Chrome wall mounted circular shower head ✓

Cabinet

Wall mounted long mirrored fronted cabinet with chrome pull ✓

1. Minor slightly silvering to edges ✓

Interior

3 x Chrome shelves ✓

2. General light usage marks to interior shelves ✓

1 x Base shelf ✓

Requires further clean to interior corner ✓



SHOWER ROOM

Panel

Low level white painted panel ✓

1. Paint work appears slightly patchy

Stopcock located to interior ✓

Mirror

Fixed, unframed mirror ✓

Good order ✓

Shelf recesses

2 x Tiled shelf recesses to shower area ✓

1. Tiles appear crazing to shelf and below right side shelf ✓

White plastic tile trim to edges ✓

White plastic plug drainer ✓

Grout to seal, discoloured ✓

Chrome bathroom tidy ✓

Red and grey mop bucket ✓

Shower room



Chip wall tile shower



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Shower room



Ceiling stain



Tape to unit



Shower room



Tarnish behind WC



Crack floor tile





Shower room





DECLARATION AT CHECK IN

This inventory has been examined and, subject to marginal comments found to be correct.

ON BEHALF OF THE LANDLORD _____

ON BEHALF OF THE TENANT _____

COMMENCEMENT OF TENANCY _____

N.B

THIS INVENTORY IS CORRECT TO THE BEST OF OUR KNOWLEDGE BUT ADVISE YOU TO EXAMINE ITS CONTENTS PRIOR TO SIGNING, AS WE CAN NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. DESCRIPTIONS ARE FOR IDENTIFICATION PURPOSES ONLY.

The relevant utility companies must check all meter readings, as we can not be held responsible for any discrepancies

Please ensure that all items listed in this inventory are in the same location at the end of the tenancy.

ADDITIONAL AMENDMENTS

DATE	DESCRIPTION OF CHANGES	AGENTS/LANDLORD SIGNATURE

WHEN ADDITIONS/AMENDMENTS ARE MADE BY THE LANDLORD, TENANT OR AGENT THE RELATIVE PARTIES MUST BE INFORMED

GENERAL COMMENT

It should be noted that it is not the responsibility of the Inventory Clerk to open, unpack, empty or itemise items stored in carrier bags or other containers unless it is made specifically clear they are the property of the Landlord.

CHECK IN REPORT OF CONDITION AT: DATE: 09/06/2020	
PROPERTY ADDRESS:	Flat A 40 Queens Gate Terrace South Kensington SW7 5PH
CLIENT:	London Central Portfolio
CONTACT:	Olivia Highwood

ELECTRIC	GAS	WATER
METER NUMBER: L86A15988	METER NUMBER: Unknown	METER NUMBER: Unknown
READING: Low: 64692 Normal: 37965	READING: Unknown	READING: Unknown
LOCATION: Communal hall on entry	LOCATION: Unknown	LOCATION: Unknown

PROPERTY DESCRIPTION					
ROOM	QTY	ROOM	QTY	EXTERIOR AREAS	QTY

RECEPTION	1	BATHROOMS	1	FRONT GARDEN	0
OFFICE	0	WC	0	REAR GARDEN	0
BEDROOMS	1	UTILITY	0	SWIMMING POOL	0
DRESSING ROOM	0	STORE ROOM	0	GARAGE	0
STAIRCASE & LANDINGS	0	CELLAR	0	ANNEX	0
<input type="checkbox"/> HOUSE <input checked="" type="checkbox"/> FLAT <input type="checkbox"/> UNFURNISHED <input checked="" type="checkbox"/> FURNISHED					

GENERAL SUMMARY		
GENERAL CONDITION	<input checked="" type="checkbox"/> Professionally cleaned for start of tenancy :- <input type="checkbox"/> Domestically cleaned for the start of tenancy :- <input type="checkbox"/> Further general cleaning required:- <input type="checkbox"/> A full professional clean is required :-	<u>FURTHER COMMENTS</u> Based on independent survey of property not before Check In
ODOUR	<input type="checkbox"/> Pet <input type="checkbox"/> Smoking <input type="checkbox"/> Cooking <input type="checkbox"/> Musty	<input checked="" type="checkbox"/> N/a
DECORATIVE ORDER / WOODWORK	<input type="checkbox"/> Advised freshly painted <input type="checkbox"/> Good Order <input checked="" type="checkbox"/> Defects as noted <input type="checkbox"/> Dusty	

	<input checked="" type="checkbox"/> Woodwork scuffed/chipped	
FLOORING	<input type="checkbox"/> Professionally cleaned for start of tenancy <input type="checkbox"/> Good Order <input type="checkbox"/> Defects as noted <input checked="" type="checkbox"/> Vacuumed for start of tenancy <input type="checkbox"/> Requires further cleaning <input type="checkbox"/> New	
CURTAINS / BLINDS	<input type="checkbox"/> Professionally cleaned for start of tenancy <input type="checkbox"/> Vacuumed insitu for start of tenancy <input checked="" type="checkbox"/> Requires further cleaning <input checked="" type="checkbox"/> Defects as noted <input type="checkbox"/> Good Order	<input type="checkbox"/> N/A
BLIND REGULATIONS	<input type="checkbox"/> Chain break connector in place <input type="checkbox"/> Chain Tidy in place <input checked="" type="checkbox"/> Regulations not met	<input type="checkbox"/> N/A
UPHOLSTERY	<input type="checkbox"/> Professionally cleaned for start of tenancy <input checked="" type="checkbox"/> Vacuumed insitu for start of tenancy <input type="checkbox"/> Good Order <input type="checkbox"/> New <input checked="" type="checkbox"/> Defects as noted	<input checked="" type="checkbox"/> N/A
FFR LABELS	Sofa <input type="checkbox"/> FFR Label Seen <input checked="" type="checkbox"/> Label Not seen Armchair <input type="checkbox"/> FFR Label Seen <input type="checkbox"/> Label Not seen Pouffee <input type="checkbox"/> FFR Label Seen <input type="checkbox"/> Label Not seen	

	Mattress: Bed 1 <input type="checkbox"/> FFR Label Seen <input checked="" type="checkbox"/> Label Not seen Bed 2 <input type="checkbox"/> FFR Label Seen <input type="checkbox"/> Label Not seen Bed 3 <input type="checkbox"/> FFR Label Seen <input type="checkbox"/> Label Not seen Bed 4 <input type="checkbox"/> FFR Label Seen <input type="checkbox"/> Label Not seen <input type="checkbox"/> Client informed Name..... Olivia	
LINEN	<input type="checkbox"/> New <input type="checkbox"/> In use <input checked="" type="checkbox"/> None provided <input type="checkbox"/> Domestically cleaned <input type="checkbox"/> Freshly laundered	<input type="checkbox"/> Requires further cleaning
LIGHTS	<input type="checkbox"/> All working order <input checked="" type="checkbox"/> Bulbs missing/ not working	2x reception 1x floor light 1x kitchen
KITCHEN / APPLIANCES	<input type="checkbox"/> All clean order <input checked="" type="checkbox"/> All Appliances power tested except microwave <input type="checkbox"/> Fridge left open power off <input type="checkbox"/> Freezer left open power off <input checked="" type="checkbox"/> Fridge left shut power on <input checked="" type="checkbox"/> Freezer left shut power on	<input type="checkbox"/> Requires further cleaning frail deep required
BATHROOMS/ WC	<input type="checkbox"/> Clean <input type="checkbox"/> All fitments free of lime scale <input checked="" type="checkbox"/> Water outlets tested and working	<input checked="" type="checkbox"/> Mildew to areas as noted <input type="checkbox"/> Requires further cleaning
WINDOWS	<input checked="" type="checkbox"/> Fitments complete <input checked="" type="checkbox"/> Clean to interior <input type="checkbox"/> Clean to exterior	<input checked="" type="checkbox"/> Requires further cleaning not closing properly - reception

GARDEN / TERRACE/ BALCONY	<input type="checkbox"/> Seasonal order	<input checked="" type="checkbox"/> N/A
		<input type="checkbox"/> Further attention required

POSITION OF	
STOP COCK	Bathroom low level cupboard
FUSE BOARD	Hallway high level cupboard
ALARM PANEL	None

MANUALS PROVIDED	
<input type="checkbox"/> Washing machine <input type="checkbox"/> Dishwasher <input type="checkbox"/> Fridge freezer	<input type="checkbox"/> Alarm <input type="checkbox"/> Microwave oven <input type="checkbox"/> Phone <input type="checkbox"/> TV <input type="checkbox"/> Oven <input type="checkbox"/> Waste disposal <input type="checkbox"/> Tumble <input type="checkbox"/> Dryer <input type="checkbox"/> Boiler <input type="checkbox"/> Extractor hood <input checked="" type="checkbox"/> None provided

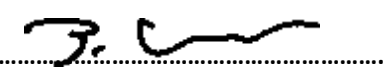
FIRE SAFETY	
SMOKE ALARM 1	<input type="checkbox"/> Mains powered <input type="checkbox"/> Power light on <input type="checkbox"/> Too high to read <input type="checkbox"/> Not visible <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Tested with Canned smoke and working order

	<p><input type="checkbox"/> Location: - <i>Hallway</i></p> <p><input type="checkbox"/> Expiry date/...../.....</p> <p><input type="checkbox"/> SMOKE ALARM NOT WORKING – Agentadvised</p> <p>Person advised: - Name</p>
<p>SMOKE ALARM 2</p>	<p><input type="checkbox"/> Mains powered <input type="checkbox"/> Power light on <input type="checkbox"/> Too high to read <input type="checkbox"/> Not visible ✓</p> <p>✓ <input checked="" type="checkbox"/> Tested with Canned smoke and working order</p> <p><input type="checkbox"/> Location: - <i>Hallway</i></p> <p><input type="checkbox"/> Expiry date/...../.....</p> <p><input type="checkbox"/> SMOKE ALARM NOT WORKING – Agentadvised</p> <p>Person advised: - Name</p>
<p>SMOKE ALARM 3</p>	<p><input type="checkbox"/> Mains powered <input type="checkbox"/> Power light on <input type="checkbox"/> Too high to read <input type="checkbox"/> Not visible</p> <p><input type="checkbox"/> Tested with Canned smoke and working order</p> <p><input type="checkbox"/> Location: -</p> <p><input type="checkbox"/> Expiry date/...../.....</p>

	<input type="checkbox"/> SMOKE ALARM NOT WORKING – Agent advised Person advised: - Name
CARBON MONOXIDE ALARM	<input type="checkbox"/> Tested and working order <input type="checkbox"/> Light seen <input type="checkbox"/> N/a

KEYS		
KEY TYPE	SERIAL NUMBER	QTY
Jma Yale		1
Banham – flat door	0587385	2
Banham	64D 5708	2

KEYS RECEIVED BY: ☐ AGENT ☐ TENANT ☒ LANDLORD ☐ CONCIERGE ☐ BUILDER
☐ Management keys used ☐ None provided
 *Tick as applicable

NAME PRINTED: JACK CHAMBERS	SIGNATURE : 
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*N.B – Heavy items will not be moved or inspected behind/under, for health & safety reasons. We will not be held liable should any damages/stains/marks be found during the tenancy in these areas. Should the occupant find any of the above they should, inform the landlord/agent immediately and if/where possible take photographic evidence and pass to the relevant parties.

CLIENT CALLED AT - Office		
TIME:	VOICE MESSAGE LEFT FOR:	SPOKEN WITH:

IN ATTENDANCE AT CHECK IN		
<input checked="" type="checkbox"/> INDEPENDENT CLERK <input checked="" type="checkbox"/> TENANT <input type="checkbox"/> LANDLORD <input type="checkbox"/> AGENT	NAME PRINTED J RICHARDSON	SIGNATURE J

In attendance: ☐ LANDLORD ☒ TENANT ☐ INVENTORY CO. ☐ RELOCATION REP

NAME PRINTED SALE CHAMBERS	SIGNATURE S.C.
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