



Inventory & Check In Report

47 Levencourt Way
London SW8 1HR

Prepared by: John Smith

Date of Inspection: 16/03/12

Tenant: Eric Stevenson

Prepared for: Elizabeth Collins

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Schedule of Condition

| Condition | Note |
|-----------------------|---|
| General Condition | Property exterior has been well maintained by landscape service. Property interior is in good condition with signs of slight wear and tear noted in inventory. Cleaned to a professional standard. No major problems noted at exterior or interior. |
| Decorative Condition | The house has been professionally decorated with each room taking on a unique paint, wall paper, and artwork combination. |
| Windows and Treatment | Windows are all original single-hung with large shutters for privacy. All fully functional. |
| Flooring | Natural wood flooring with heavy use of decorative carpets. Kitchen and bathroom are tiled. Minor wear and tear. |
| Lighting | Extensive use of decorative pendulum and wall scone fixtures supplemented with recessed can lighting creating a very well lit environment. Some accent lighting for artwork. |
| Kitchen | Modern stainless steel appliances and fixtures throughout. Gas stove/oven combination. Large granite countertops and wood island. All fully functional. |
| Living Space | The entry, living room, dining, room, and bedroom are all in excellent condition and highly functional for intended use. There are a few minor items needing maintenance prior to occupancy. |
| Bathroom | Wood cabinets with dual sink integral counter. Modern well appointed fixtures. Tile floor with throw rug. |

Meters

Gas



Reading: 5549.3
Serial: NG390-73646
Location: Left side yard
Supplier: London Energy

Electric



Reading: 238.125
Serial: 0013500200A2CA77
Location: Left side yard
Supplier: London Energy

Water



Reading: 773.5
Serial: 3897034
Location: Right front garden
Supplier: Thames Water

Spaces

Entrance Hall



Notes: The Entrance Hall has a hardwood floor and the owner noted that the shelving with the figurines would be removed prior to rental. The entrance hall is small and opens directly both onto the living room, and dining room. There is also a door to a half bathroom below the stairs.

| Item | Description |
|---------------|--|
| Floors | <p>Description: Wood</p> <p>All of the floors are in similar condition and mostly covered by rugs in the Entrance hall, Living room, and Dining room. The floors are hardwood and covered with a Persian rug. Both floor and rug are in good condition.</p> <p>Condition: Used</p> |
| Walls & Paint | <p>Description: Plaster Board</p> <p>Walls are a taupe-brown color with white trim. The walls are a tan color and appear to have some scuff marks and cracks due to age.</p> <p>Condition: Worn</p> <p>Needs Maintenance</p> |
| Ceiling | <p>Description: Plaster</p> <p>The ceiling appears to have some damage that has been repaired. The finish surface is uneven, however the painted surface is in good condition.</p> <p>Condition: New</p> |

Entrance Hall (continued)

| Item | Description |
|-------------------|---|
| Windows | <p>Description: Glass With Wood Frame</p> <p>Glass appears to be antique and somewhat mottled from age. The windows on either side of the front door are in good condition. There are no window coverings.</p> <p>Condition: Used</p> |
| Lights & Fixtures | <p>Description: Chandelier</p> <p>The light fixture in the entrance hall is an antique hanging chandelier. It is in good condition.</p> <p>Condition: New</p> |
| Doors & Hardware | <p>Description: Solid Wood</p> <p>The door has both a chain and bolt lock. The front door has two locks and a antique doorknob. The doorknob is loose.</p> <p>Condition: Used</p> <p>Needs Maintenance</p> |
| Radiator | <p>Description: Panelled</p> <p>The radiator is covered by a painted wood box that is used as an entrance hall table. It appears to be in good condition.</p> <p>Condition: New</p> |

Living Room



Notes: Living room is to the left of the Entrance Hall as you enter the residence, with windows facing the street and the community walkway.

The living room is in excellent condition and well furnished. The owners will remove the furniture prior to the execution of a lease.

| Item | Description |
|---------------|--|
| Floors | <p>Description: Wood</p> <p>The floors are hardwood, mostly covered in raffia floor covering. The wood floor is in good condition, The raffia rug is old and worn.</p> <p>Condition: Used</p> |
| Walls & Paint | <p>Description: Plaster</p> <p>The living room walls are painted a dark maroon color and appear to be in very good condition. The living room also has white painted trim around the windows and the molding.</p> <p>Condition: New</p> |
| Ceiling | <p>Description: Plaster</p> <p>Ceiling has multiple inset spot lights and the paint appears to be in excellent condition. It is trimmed with painted white molding. Recess can lights in good working condition.</p> <p>Condition: New</p> |

Living Room (continued)

| Item | Description |
|-------------------|--|
| Windows | <p>Description: White Upvc</p> <p>The windows have built in blinds, that are attached to the window frame, some of them are difficult to open, due to lack of use, however, they are all in good condition.</p> <p>Condition: New</p> <p>Needs Maintenance</p> |
| Window Coverings | <p>Description: Shutters</p> <p>The windows all have built in shutters, that attach to the window frame.</p> <p>Condition: Used</p> |
| Lights & Fixtures | <p>Description: Recessed Spotlights</p> <p>Most of the lighting in the Living room is provided by table lamps and a few recessed spotlights. Ceiling has recess can lights</p> <p>.</p> |
| Doors | <p>Description: Pocket Door</p> <p>The living room has a pocket door, that does not appear to have been used recently, when tested it did not move easily.</p> <p>Condition: Worn</p> <p>Needs Maintenance</p> |
| Smoke Detector | <p>Description: Smoke Detector</p> <p>This appears to be in good working order, however we could not test it during this inspection.</p> <p>Condition: New</p> |

Kitchen



Notes: Kitchen can be accessed via the Dining room and leads into the laundry room and a back door to the side garden. The kitchen is in very clean, and good order, there is an island in the center as well as a nook with a table. There are doors to the laundry room, that are covered in a curtain. And a door into the dining room, that is a swinging door, that is white with brass fixtures.

| Item | Description |
|---------------|--|
| Floors | <p>Description: Tile</p> <p>The kitchen has tiled floor, and it is covered in a straw carpet, everything looks very clean and new.</p> <p>Condition: New</p> |
| Walls & Paint | <p>Description: Painted Gypsum Wallboard</p> <p>The walls are in mostly good condition, however, there are some marks that look like scrape marks, along the right side of the wall close to the door to the laundry room.</p> <p>Condition: Worn</p> <p>Needs Maintenance</p> |
| Ceiling | <p>Description: Plaster Board</p> <p>The ceiling is in good condition and there are no marks from using the stove and microwave.</p> |
| Windows | <p>Description</p> <p>The kitchen has two sets of windows with built in coverings. Both made of glass with coverings that are built in much like the dining room and living room.</p> <p>Condition: New</p> |

Kitchen (continued)

| Item | Description |
|---------------------|--|
| Window Coverings | <p>Description: Blinds</p> <p>Blinds are built in white colored and in good working order.</p> <p>Condition: New</p> |
| Lights & Fixtures | <p>Description: Recessed Spotlights</p> <p>The light fixture is a hanging pendant, of Asian looking design, it is in good condition. There are also recess spot lights in the ceiling in good working condition.</p> |
| Doors & Hardware | <p>Description</p> <p>Note that the hardware attaching the curtains to the pantry are offset from the frame due to the cabinets that abut the one side of the door. There are no doors to the pantry or laundry room. Instead there are curtains with hanging rods. The one to the pantry is offset in the frame.</p> |
| Cabinets & Hardware | <p>Description: Solid Wood</p> <p>The cabinets are a light pine, oak, maple color. They are all in very good condition and clean, with no marks.</p> <p>Condition: Used</p> |
| Countertops | <p>Description: Granite</p> <p>The kitchen counters are granite. They are very clean with no visible scratch marks.</p> <p>Condition: New</p> |
| Stove | <p>Description: Gas</p> <p>The stove top and oven are stainless steel. They are very clean and in very good condition.</p> <p>Condition: New</p> |

Kitchen (continued)

| Item | Description |
|--------------------------|---|
| Microwave | <p>Description: Microwave</p> <p>Microwave is stainless steel and clean. It is in very good condition.</p> <p>Condition: New</p> |
| Sink | <p>Description: Stainless Steel</p> <p>The sink is stainless steel with two basins and a mixer top.</p> <p>Condition: New</p> |
| Dishwasher | <p>Description: Dishwasher</p> <p>The dishwasher appears to be in good order. It is stainless steel and the control is in the door.</p> <p>Condition: New</p> |
| Refrigerator/ Freezer | <p>Description</p> <p>The refrigerator has no visible scratch marks on the door. It appears to be in working and good order.</p> <p>Condition: New</p> |
| Pantry Closet | <p>Description</p> <p>There is a small pantry closet off the kitchen. It has built-in shelves and appears to be in good condition</p> <p>Condition: Used</p> |
| Smoke Detector | <p>Description: Mains Connected</p> |

Kitchen (continued)

| Item | Description |
|----------------|----------------------------|
| Smoke Detector | Condition: New (continued) |

Dining Room



Notes: Owners noted that they will leave all the artwork on the walls during the rental.

The dining room has multiple pieces of art hanging on the walls, many with built in lighting systems. There's also a door to the kitchen that is a swinging pocket door, as well as a china cabinet in the corner.

| Item | Description |
|---------------|--|
| Floors | <p>Description: Wood</p> <p>The baseboards need to be touched up. The floor in the dining room is hardwood, and the baseboard is white. There are a few scuff marks along the dining room baseboards.</p> <p>Condition: Damaged</p> <p>Needs Maintenance</p> |
| Walls & Paint | <p>Description: Plaster</p> <p>The walls in the dining room are a dark salmon pink. They are in very good condition with white painted trim.</p> |
| Ceiling | <p>Description: Plaster</p> <p>There is a complex crown molding at the perimeter of the dining room. It is in good order throughout.</p> |

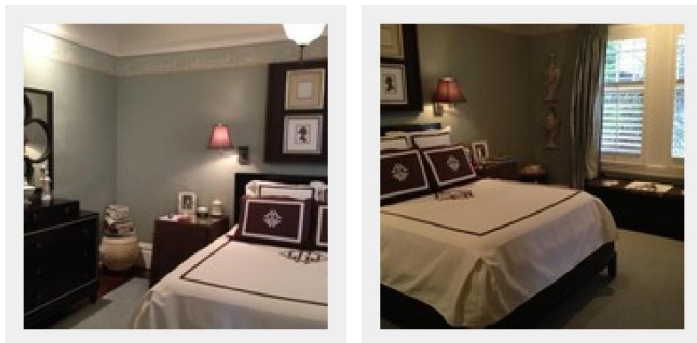
Dining Room (continued)

| Item | Description |
|------------------------|---|
| Ceiling (continued) | The upper wall and ceiling have three sets of molding, that are painted white. The walls are painted salmon color. The surfaces are free of any visible blemishes. |
| Windows | <p>Description: Wood</p> <p>Windows appear to be in good working order however was unable to test their ability to open and close easily. The windows in the dining room are along the front facing wall. They're in good condition and the window coverings are built-in.</p> <p>Condition: Used</p> |
| Window Coverings | <p>Description: Shutters</p> <p>Condition: New</p> |
| Lights & Fixtures | <p>Description</p> <p>The Pendants on the large wall are an intricate design, with less intricate art spotlights on the other walls illuminating paintings. The chandelier in the dining room is in good condition. There are also built-in wall sconces, on one wall. All light fixtures are in good condition.</p> |
| Doors & Hardware | <p>Description: Pocket Door</p> <p>The dining room has a pocket door that appears not to be in use, it is difficult to move. The door to the kitchen is a swinging door, that is painted white with brass fittings. This door is in good condition.</p> <p>Condition: Worn</p> <p>Needs Maintenance</p> |
| Radiator | <p>Description: Panelled</p> <p>There is a radiator in the dining room that is covered with a tall painted radiator box.</p> |

Dining Room (continued)

| Item | Description |
|-------------------------|---------------------------|
| Radiator (continued) | <div>Condition: New</div> |

Bedroom



Notes: Bedroom is in excellent condition however it is difficult to assess the state of the walls and floors due to furnishings and a large carpet. This should be assessed prior to tenant move-in.

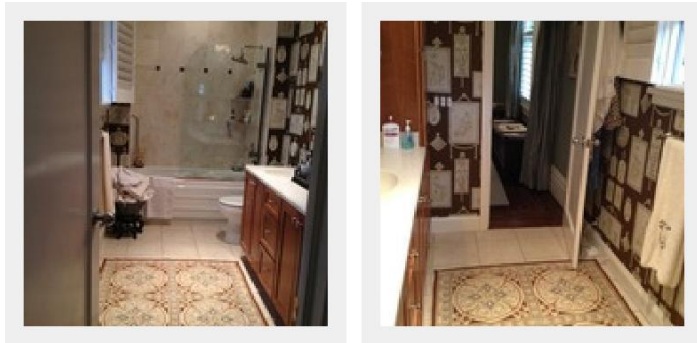
Bedroom is clean and tidy. It has one closet and one private bathroom.

| Item | Description |
|---------------|---|
| Floors | <div>Description: Wood</div> <p>The bedroom floors are hardwood and covered with a cream carpet. Floor and carpet are in good condition.</p> <div>Condition: Used</div> |
| Walls & Paint | <div>Description: Painted Gypsum Wallboard</div> <p>The walls in the bedroom behind the headboard on the north facing wall have visible damage that has been repaired, however there are still cracks in various places on the walls in the bedroom extending roughly two feet.</p> <div>Condition: Used</div> <div>Needs Maintenance</div> |

Bedroom (continued)

| Item | Description |
|-------------------|---|
| Ceiling | <p>Description: Painted Gypsum Wallboard</p> <p>The upper wall has a molding with wallpaper border and the ceiling is curved and in good condition.</p> <p>Condition: New</p> |
| Windows | <p>Description: Wood</p> <p>Condition: Used</p> |
| Window Coverings | <p>Description: Drapes With Custom Track</p> <p>Condition: Used</p> |
| Lights & Fixtures | <p>Description: Pendant</p> <p>There is one hanging pendant light in the bedroom, as well as two sconces on either side of the bed. all in good condition.</p> <p>Condition: Used</p> |
| Doors & Hardware | <p>Description</p> <p>The doors are a painted white panel with a glass antique fitting that appears to be in good condition.</p> <p>Condition: Used</p> |
| Radiator | <p>Description: Radiator</p> <p>Condition: Used</p> |

Bathroom



Notes: Bathroom had noticeable problems with damp air and ventilation that has caused some minor problems to the walls and possibly the floor

| Item | Description |
|------------------|---|
| Floors | <p>Description: Tile</p> <p>Condition: Used</p> |
| Walls & Paint | <p>Description: Painted Gypsum Wallboard</p> <p>Condition: Used</p> |
| Ceiling | <p>Description: Painted Gypsum Wallboard</p> <p>Condition: Used</p> |
| Windows | <p>Description: Wooden Sash</p> <p>Condition: Used</p> |
| Window Coverings | <p>Description: Blinds</p> |

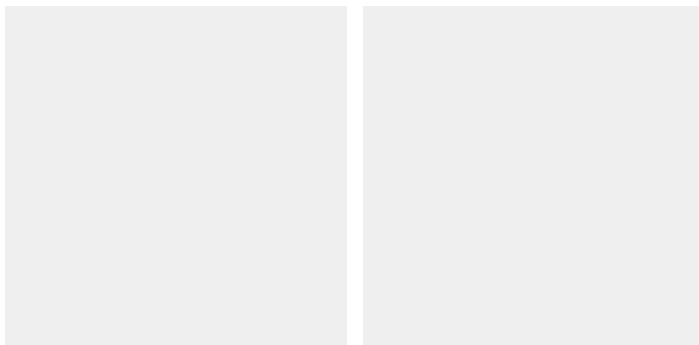
Bathroom (continued)

| Item | Description |
|---------------------------------|--|
| Window Coverings (continued) | Condition: Used |
| Lights & Fixtures | Description: Lights & Fixtures Condition: New |
| Doors & Hardware | Description: Solid Wood Condition: Used |
| Cabinets & Hardware | Description: Solid Wood Condition: Used |
| Countertops | Description: Cultured Marble Condition: Used |
| Sink | Description: Ceramic Condition: Used |
| Bath/Shower | Description: Fiberglass Condition: Used |

Bathroom (continued)

| Item | Description |
|---------------------|--|
| Toilet | Description |
| Towel Bars | Description: Towel Rack And Rail Wall Mount On the left wall, the connector anchor is coming loose. Condition: Damaged Needs Maintenance |
| Toilet Roll Holders | Description |

Study

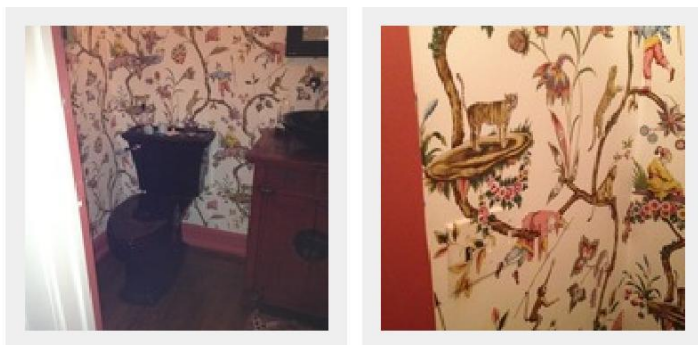


| Item | Description |
|---------------|--|
| Ceiling | Description: Painted Gypsum Wallboard Condition: Used |
| Walls & Paint | Description: Painted Gypsum Wallboard Condition: Used |

Study (continued)

| Item | Description |
|-------------------|---|
| Lights & Fixtures | <p>Description: Pendant</p> <p>Condition: Used</p> |
| Floors | <p>Description: Wood</p> <p>Condition: Used</p> |
| Windows | <p>Description: Wood</p> <p>Condition: Used</p> |
| Doors & Hardware | <p>Description: Solid Wood</p> <p>Condition: Used</p> |

Half Bathroom

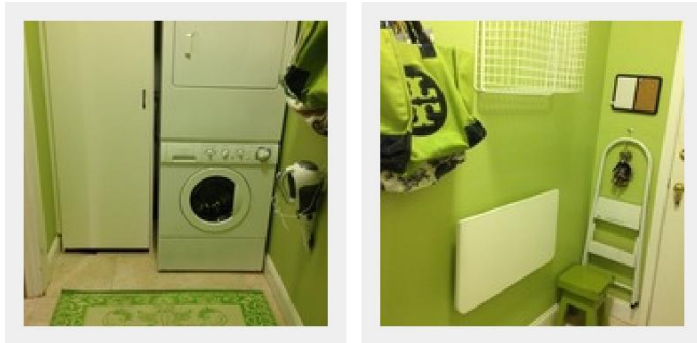


| Item | Description |
|---------------|--|
| Walls & Paint | <p>Description: Wall Covering/ Wall Paper</p> |

Half Bathroom (continued)

| Item | Description |
|-----------------------------------|---|
| Walls & Paint (continued) | Condition: Used |
| Lights & Fixtures | Description: Pendant Condition: Used |
| Floors | Description: Wood Condition: Used |
| Doors & Hardware | Description: Solid Wood Condition: Used |
| Cabinets, Counter-tops & Hardware | Description: Solid Wood Condition: Used |
| Toilet | Description: Floor Mount Condition: Used |
| Sink | Description: Ceramic |

Laundry Room



Notes: Its green

| Item | Description |
|-------------------|---|
| Ceiling | <p>Description: Painted Gypsum Wallboard</p> <p>Condition: Used</p> |
| Walls & Paint | <p>Description: Painted Gypsum Wallboard</p> <p>Condition: Used</p> |
| Lights & Fixtures | <p>Description: Recess Can</p> <p>Condition: New</p> |
| Floors | <p>Description: Tile</p> <p>Condition: Used</p> |
| Doors & Hardware | <p>Description: Solid Wood</p> <p>Condition: Used</p> |

Laundry Room (continued)

| Item | Description |
|----------------|--|
| Cabinets | Description: Cabinets Condition: Used |
| Washer & Drier | Description: Content |

Front Garden



Index of All Photos

Keys, Meters, and Certificates



Gas
Broad View



Gas
Gas Reading



Electric
Electric Box



Electric
Electric Reading

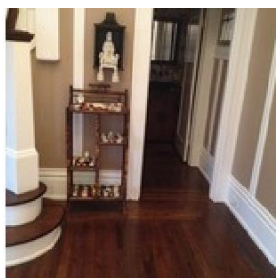


Water
Water Meter

Entrance Hall



Entrance Hall



Entrance Hall



Entrance Hall – Floors



Entrance Hall – Floors

Entrance Hall (continued)



Entrance Hall - Ceiling



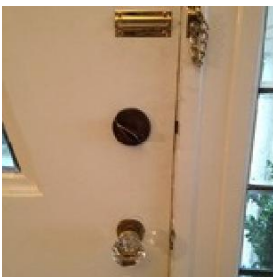
Entrance Hall - Windows



Entrance Hall - Lights & Fixtures



Entrance Hall - Doors & Hardware



Entrance Hall - Doors & Hardware



Entrance Hall - Radiator

Living Room



Living Room



Living Room



Living Room



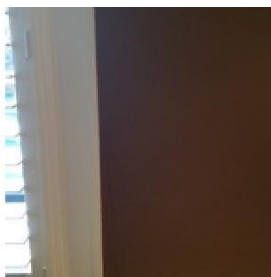
Living Room - Floors



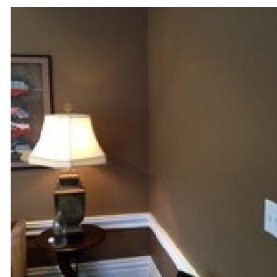
Living Room - Floors



Living Room - Walls & Paint



Living Room - Walls & Paint



Living Room - Walls & Paint

Living Room (continued)



Living Room – Ceiling



Living Room – Windows



Living Room – Window Coverings



Living Room – Window Coverings



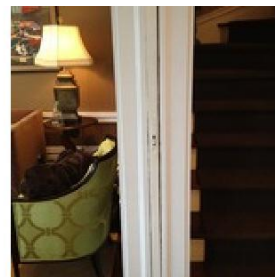
Living Room – Window Coverings



Living Room – Lights & Fixtures



Living Room – Lights & Living Room – Doors



Living Room – Smoke Detector

Kitchen



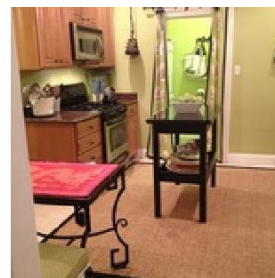
Kitchen



Kitchen



Kitchen

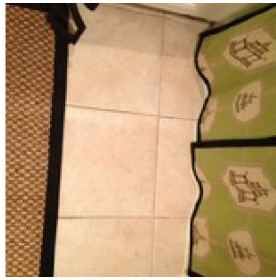


Kitchen

Kitchen (continued)



Kitchen – Floors



Kitchen – Floors



Kitchen – Walls & Paint



Kitchen – Walls & Paint



Kitchen – Walls & Paint



Kitchen – Ceiling



Kitchen – Ceiling



Kitchen – Windows



Kitchen – Windows



Kitchen – Windows



Kitchen – Window Coverings



Kitchen – Window Coverings



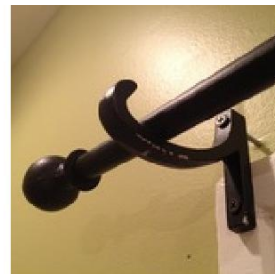
Kitchen – Lights & Fixtures



Kitchen – Lights & Fixtures



Kitchen – Doors & Hardware



Kitchen – Doors & Hardware

Kitchen (continued)



Kitchen – Cabinets & Hardware



Kitchen – Cabinets & Hardware



Kitchen – Countertops



Kitchen – Countertops



Kitchen – Countertops



Kitchen – Countertops



Kitchen – Stove



Kitchen – Stove



Kitchen – Stove



Kitchen – Microwave



Kitchen – Microwave



Kitchen – Sink



Kitchen – Sink



Kitchen – Dishwasher



Kitchen – Dishwasher



Kitchen – Refrigerator/
Freezer

Kitchen (continued)



Kitchen - Pantry Closet



Kitchen - Smoke
Detector

Dining Room



Dining Room



Dining Room



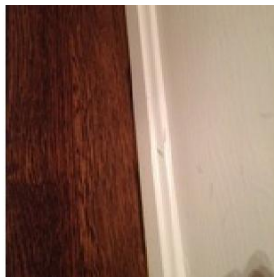
Dining Room



Dining Room



Dining Room - Floors



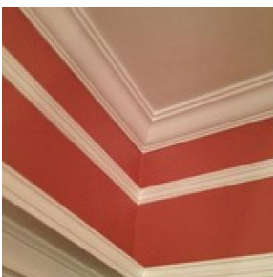
Dining Room - Floors



Dining Room - Walls &
Paint



Dining Room - Walls &
Paint



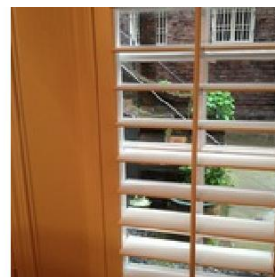
Dining Room - Ceiling



Dining Room - Ceiling



Dining Room - Windows



Dining Room - Window
Coverings

Dining Room (continued)



Dining Room - Window Coverings



Dining Room - Lights & Fixtures



Dining Room - Lights & Fixtures



Dining Room - Lights & Fixtures



Dining Room - Lights & Fixtures



Dining Room - Doors & Hardware



Dining Room - Doors & Hardware



Dining Room - Radiator

Bedroom



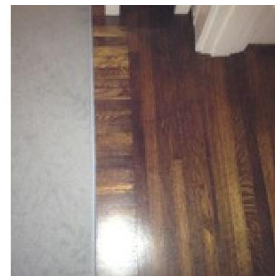
Bedroom



Bedroom



Bedroom



Bedroom - Floors



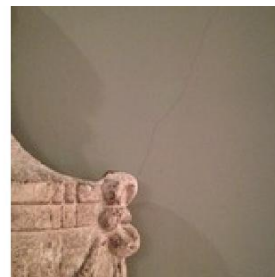
Bedroom - Floors



Bedroom - Walls & Paint



Bedroom - Walls & Paint



Bedroom - Walls & Paint

Bedroom (continued)



Bedroom – Ceiling



Bedroom – Ceiling



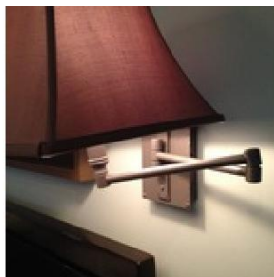
Bedroom – Windows



Bedroom – Window Coverings



Bedroom – Lights & Fixtures



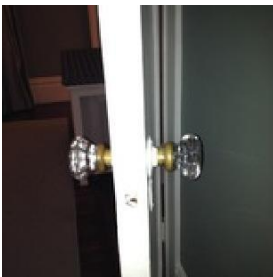
Bedroom – Lights & Fixtures



Bedroom – Doors & Hardware



Bedroom – Doors & Hardware



Bedroom – Doors & Hardware



Bedroom – Radiator

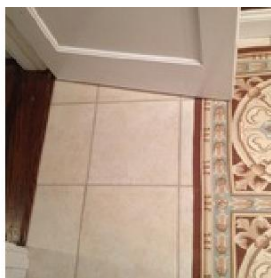
Bathroom



Bathroom



Bathroom



Bathroom – Floors



Bathroom – Floors

Bathroom (continued)



Bathroom – Walls & Paint



Bathroom – Walls & Paint



Bathroom – Ceiling



Bathroom – Windows



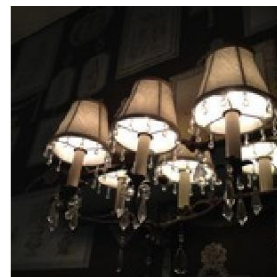
Bathroom – Windows



Bathroom – Window Coverings



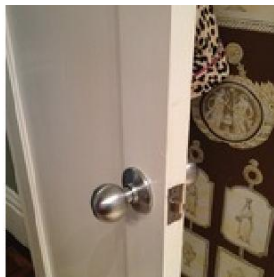
Bathroom – Lights & Fixtures



Bathroom – Lights & Fixtures



Bathroom – Lights & Fixtures



Bathroom – Doors & Hardware



Bathroom – Doors & Hardware



Bathroom – Cabinets & Hardware



Bathroom – Cabinets & Hardware



Bathroom – Countertops



Bathroom – Sink



Bathroom – Sink

Bathroom (continued)



Bathroom – Bath/
Shower



Bathroom – Bath/
Shower



Bathroom – Toilet



Bathroom – Towel Bars

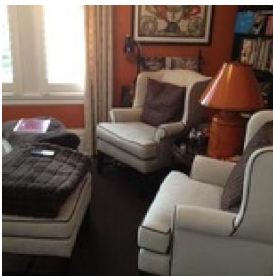


Bathroom – Towel Bars



Bathroom – Toilet Roll
Holders

Study



Study



Study – Ceiling



Study – Walls & Paint



Study – Lights &
Fixtures



Study – Floors



Study – Windows



Study – Doors &
Hardware

Half Bathroom



Half Bathroom



Half Bathroom – Walls & Paint



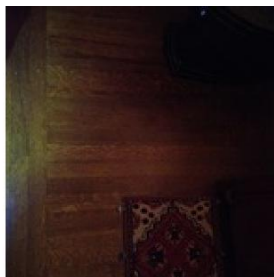
Half Bathroom – Lights & Fixtures



Half Bathroom – Lights & Fixtures



Half Bathroom – Floors



Half Bathroom – Floors



Half Bathroom – Doors & Hardware



Half Bathroom – Cabinets, Countertops



Half Bathroom – Toilet



Half Bathroom – Sink



Half Bathroom – Sink



Half Bathroom – Sink

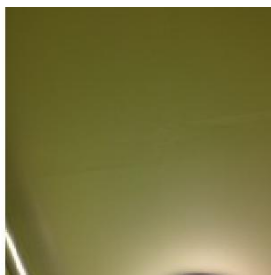
Laundry Room



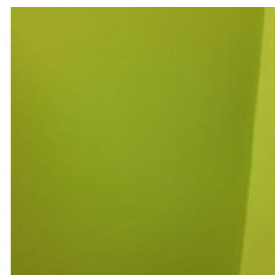
Laundry Room



Laundry Room



Laundry Room – Ceiling



Laundry Room – Walls & Paint

Laundry Room (continued)



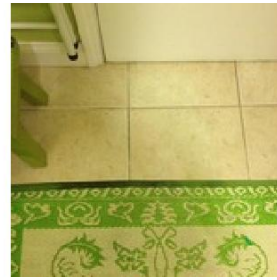
Laundry Room – Walls & Paint



Laundry Room – Walls & Paint



Laundry Room – Lights
Laundry Room – Floors & Fixtures



Laundry Room – Doors & Hardware



Laundry Room – Cabinets



Laundry Room – Cabinets



Laundry Room – Washer & Drier



Laundry Room – Washer & Drier

Front Garden



Front Garden

Declaration

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all 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 record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Landlord

Signature

Print Name

Date

Tenant

Signature

Print Name

Date

Tenant

Signature

Print Name

Date