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Inventory and Check-in Report

Date: 04/04/2018

Property Address: Fitzroy Street
London
W1T

Produced By: Clerk
Nick Bozhkov

on behalf of RIB

For interactive online report with high quality images, please visit

<http://viewreport.net/ZEQ%2bqX2VvKY%3d>

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This Schedule of Condition Report

This Inventory and Schedule of Condition Report provides a fair and objective record of the general condition of the contents and fixtures and fittings of the Property as well as its general condition.

When is it used?

It is usually used at the start and end of the tenancy term to enable the inventory clerk to determine whether there is any damage or missing items which would have to be paid for by the tenant.

Why is it used?

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

What is included in the Report?

The Report identifies all of the Contents at the Property, creating an Inventory. Each item is photographed and labelled. Contents are defined as any removable item or items which are not generally considered part of the Property. Another way of looking at it is those items which would normally be removed by the owner if he or she moved and wished to take his or her furniture. Examples are crockery, kitchen utensils, furniture, linen, lamps and appliances.

This Report also highlights the condition of the fixtures and fittings not included in Contents (doors, walls, floors etc).

All items are considered to be in Good Condition unless stated otherwise.

Fixtures and fittings (doors, walls, floors etc) in Good Condition are not separately labelled and identified but will be seen in general photographs of each room.

What if the tenant or landlord disputes the Report at the start of the tenancy term?

Both Landlord and Tenant have seven days from the later of the start of the tenancy and the production of this report to challenge its contents, failing which, it will be assumed that this Report has been accepted. Both parties will be encouraged to sign the report confirming their acceptance.

What happens at the end of the tenancy term?

Appointed Inventory Clerk will prepare a Check-Out Report which compares the Inventory and Schedule of Condition of the Property and the Contents against that at the beginning of the term.

What does a Tenant have to pay for?

The terms of the tenancy agreement normally determine what costs are for the account of the Tenant. As a general rule in respect of this Inventory and Schedule of Condition, the Tenant must pay the replacement cost of any missing items, for any damage beyond normal wear and tear, costs incurred in returning the Property and its Contents in the same state of cleanliness as they were at the start of the tenancy term, any costs incurred in removing the Tenant's personal possessions or other rubbish and any costs incurred in returning each item to the place that it was at the start of the term.

What does this report not tell you?

Each inspection is non-invasive. This means that the inventory clerk does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

Disputes

Any disputes will be dealt with in accordance with the tenancy agreement.

Disclaimer

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

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 report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The inventory clerk is not a qualified electrician or plumber or an expert in fire regulation. The inventory clerk is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions

Landlord and tenant responsibilities

The general tenant and landlord responsibilities are summarised as follows (your agreement may specify certain responsibilities differently):

Internal decoration

The tenant is responsible for keeping the interior of the dwelling in reasonable decorative order.

External works

The landlord:

- repairs to garden paths, walls, fences and gates where installed by the landlord
- the replacement of wheely bins every seven years where replacement is deemed necessary
- replacement of rotary clothes driers
- maintenance of communal amenity areas, unless these are the responsibility of the local council
- outside repair work involving structural repairs to walls, outside doors, windows (but not replacement of glass), roofs, chimneys, valleys, gutters, downpipes and house drains (excluding cleaning of gullies) - external paintwork

The tenant:

- care and upkeep of gardens and hedges
- cleaning of gully traps

Electrical repairs

The landlord:

- electrical wiring
- repair to electrical appliances, fires and heaters where fitted by the landlord
- door entry systems to communal blocks
- ceiling roses, lamp holders and flexes
- socket outlets and switches

The tenant:

- repair to electrical appliances, fires and heaters not installed by the landlord
- door bells and plug tops on appliances
- re-setting of trips and replacement of fuses, except main service fuses which are the responsibility of the grid supplier

Cooking and heating appliances

The landlord is responsible for landlord installed appliances:

- repairs to defective solid fuel cookers and stoves
- solid fuel room heaters
- fire hearth and surrounds

Plumbing

The landlord:

- clearing blocked sewers, drains and external waste pipes other than gullies and waste pipes blocked through tenant misuse
- boilers and hot water cylinders
- pipe work, radiators, fittings and valves

The tenant:

- stoppers and chains for baths, sinks and basins
- replacement of wash basins, wc bowls and wc seats (except where damaged or discoloured through fair wear and tear or by faulty installation)
- replacement of baths, sinks and drainers (except where damaged or discoloured through fair wear and tear or by faulty installation)

Doors and windows

The landlord:

- window frames, sashes and window furniture
- repair of defective internal and external doors, saddles and door frames
- hinges, locks, handles, trapper bars and letter boxes on external doors

The tenant:

- hinges, locks and handles to internal doors
- kitchen and bedroom unit doors, door hinges, handles and catches on drawers
- draught proofing of doors and windows
- replacement of broken glass

Structural and other repairs

The landlord:

- walls, staircases and all structural timbers, roof, chimney and rainwater goods
- wall and floor tiling
- architraves, skirting boards, timber sills and other internal decorative woodwork
- airbricks and ventilators
- roofspace insulation (where the tenant has not been receiving grant aid)
- timber rot

The tenant:

- sweeping chimneys and the cost of any work required because of the failure to sweep chimneys
- internal plaster cracks on walls and ceilings

Fire safety standards

Landlord must:

- follow safety regulations
- provide a fire alarm on each storey and a carbon monoxide alarm in rooms with a usable fireplace or woodburner
- check tenants have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe
- provide fire alarms and extinguishers (if the property is a large HMO)

Tenants must:

- make sure fire alarms, smoke detectors and carbon monoxide alarms are kept in working order and must not take out batteries or cover these

Gas installation safety

Landlord has duties under the Gas Safety (Installation and Use) Regulations 1998 to arrange maintenance by a Gas Safe registered engineer for all pipe work, appliances and flues, which they own and have provided for your use.

Landlord must also arrange for an annual gas safety check to be carried out every 12 months by a Gas Safe registered engineer. They must keep a record of the safety check for 2 years and issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.

Electrical installation safety

Landlords are required by law to ensure:

- That the electrical installation in a rented property is safe when tenants move in and maintained in a safe condition throughout its duration.
- That a House in Multiple Occupation (HMO) has a periodic inspection carried out on the property every five years.
- That any appliance provided is safe and has at least the CE marking (manufacturer's mark that it meets all the requirements of European law).

To meet these requirements a landlord will need to regularly carry out basic safety checks to ensure that the electrical installation and appliances are safe and working.

Energy performance certificates

Landlord will need to get an Energy Performance Certificate (EPC). It rates the energy efficiency of a property and is based on the building's energy performance - for example, how much heat is lost through the roof. An EPC also takes account of the property's heating and lighting. EPCs do not cover domestic appliance performance, like washing machines. An EPC is valid for ten years - even if new tenants move into the property during that time. Landlord should give a copy of the property's current EPC to each new tenant.

Smoke alarms and monoxide

From the 1 October 2015 landlords must ensure that a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation. They will also have to put a carbon monoxide alarm in any room where a solid fuel is burnt, such as wood, coal or biomass and includes open fires. It does not include gas, oil or LPG. Landlords or agents will then have to ensure that the alarms work at the start of each new tenancy. For example by pressing the test button until the alarm sounds.

Overview

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.

Property:	Good	Garden:	Average
Doors:	Domestic	Skirting:	Professionally cleaned
Woodwork:	Professionally cleaned	Paintwork:	New
Windows:	Professionally cleaned	Flooring:	Professionally cleaned
Carpets:	Good	Tiles:	Professionally cleaned
Linen:	New	Curtains and Blinds:	New
Mattresses:	New	Hob:	Professionally cleaned
Oven:	Professionally cleaned	Kitchen:	Professionally cleaned
Bathroom:	Professionally cleaned	Fireplaces:	N/A

Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

Meter readings:	No action required	Smoke alarms:	No action required
Carbon monoxide alarms:	No action required	Fire blankets:	No action required
Fire extinguishers:	No action required	Keys:	No action required
Exterior:	No action required	Hallway:	No action required
Kitchen:	No action required	Reception room:	No action required
Bathroom:	No action required	Bedroom:	No action required
Garden:	No action required		

Additional Comments:

N/A

Photographic Schedule of Conditions

Meter readings:

General (Meter readings)



Electricity meter S58A06608
Electricity readings 88582

Taken: 02/02/2017 11:55:43



Gas meter G4 A0078285 08 01
Meter readings 10236 424

Taken: 02/02/2017 12:00:03

Smoke alarms:

General (Smoke alarms)



Hallway
Tested
Working

Taken: 02/02/2017 11:26:23



Kitchen
Tested
Working

Taken: 02/02/2017 11:27:01

Carbon monoxide alarms:

General (Carbon monoxide alarms)



Kitchen
Tested
Working

Taken: 02/02/2017 11:27:18

Fire blankets:

General (Fire blankets)



Kitchen
Fire Blakey

Taken: 02/02/2017 11:36:05

Fire extinguishers:

General (Fire extinguishers)



Kitchen
Fire extinguisher

Taken: 02/02/2017 11:36:32

Keys:

General (Keys)



One set of keys

Taken: 02/02/2017 11:27:54

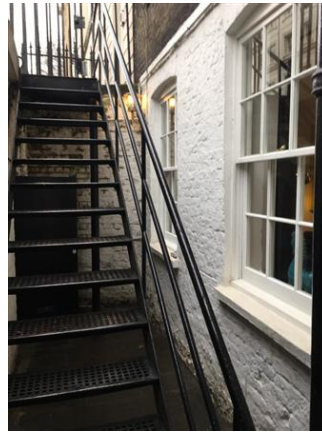
Exterior:

General (Exterior)



General overview

Taken: 02/02/2017 13:07:49



General overview

Taken: 02/02/2017 13:07:52



General overview

Taken: 02/02/2017 13:07:58



GAS BOILER

Taken: 02/02/2017 13:08:02



General overview

Taken: 02/02/2017 13:08:06



General overview

Taken: 02/02/2017 13:08:10



General overview

Taken: 02/02/2017 13:08:15



General overview

Taken: 02/02/2017 13:08:19

Hallway:

General (Hallway)



General overview

Taken: 02/02/2017 11:28:26



General overview

Taken: 02/02/2017 11:28:32



General overview

Taken: 02/02/2017 11:28:48

Doors (Hallway)



Exterior door
Wood painted black with a chubs lock. A chrome effect letter a , chrome effect number 39, chrome effect door knocker-rusted. Chrome door handle. A chrome door knob - wear and tear. A chrome effect letter box rusted.

Taken: 02/02/2017 11:29:20



Metal front door painted black
Rusted in places
Wear and tear

Taken: 02/02/2017 11:30:23



Additional image

Taken: 02/02/2017 11:30:58



Additional image

Taken: 02/02/2017 11:31:14



Threshold
Aluminium with rubber
Wear and tear

Taken: 02/02/2017 11:31:30



Chip in places

Taken: 02/02/2017 11:32:04



Paint marks in places

Taken: 02/02/2017 11:32:15



Interior door. I to match exterior. Paint marks and small chips in places.
Chrome effect chain lock
Wear and tear

Taken: 02/02/2017 11:32:36



Paint marks in places

Taken: 02/02/2017 11:32:45



X3 chrome door hooks

Taken: 02/02/2017 11:33:05



Paint marks

Taken: 02/02/2017 11:33:22



Exterior
Double laminated oak effect door with chrome handles
Interior
To match exterior

Taken: 02/02/2017 12:13:13



Additional image

Taken: 02/02/2017 12:14:11



Chip on the edge

Taken: 02/02/2017 12:14:25



Interior
Walls and flooring painted blue
Marks and scratches all around
Gas meter
X1 laminated shelf
A chrome Clothes hanger

Taken: 02/02/2017 12:17:20



X3 wall hooks

Taken: 02/02/2017 12:18:43



Shoes storage

Taken: 02/02/2017 12:19:05



Walking wardrobe
Doors painted white with leather handles
Interior to match exterior

Taken: 02/02/2017 12:26:23



Additional image

Taken: 02/02/2017 12:26:32



Additional image

Taken: 02/02/2017 12:26:38



Floor to match hallway
Walls painted blues - marks and scratches in places
White laminate shelf
Chrome clothes hangers rail
Range of wood and plastic clothe hangers

Taken: 02/02/2017 12:26:42



Additional image

Taken: 02/02/2017 12:26:46



Additional image

Taken: 02/02/2017 12:26:55



Dark wood chest of 4 drawers and mirror

Taken: 02/02/2017 12:27:07



Additional image

Taken: 02/02/2017 12:27:16



Additional image

Taken: 02/02/2017 12:27:21



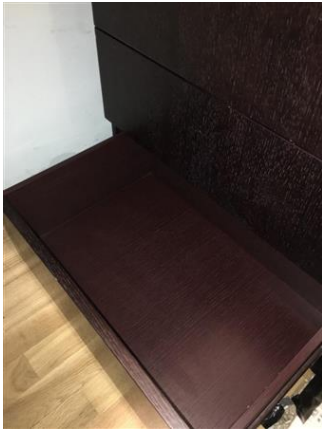
Additional image

Taken: 02/02/2017 12:27:27



Additional image

Taken: 02/02/2017 12:27:36



Additional image

Taken: 02/02/2017 12:27:40



Double socket
TV cables connected

Taken: 02/02/2017 12:27:45



Crack on the wall

Taken: 02/02/2017 12:27:50



Chrome double light socket

Taken: 02/02/2017 12:28:17



Additional image

Taken: 02/02/2017 12:28:24

Flooring (Hallway)



Laminated parquet oak effect
Scuffs and marks . Small dents
in places
Wear and tear

Skirting boards
Wood
Paint marks in places
Wear and tear

Taken: 02/02/2017 11:33:42



Additional image

Taken: 02/02/2017 11:46:23



Additional image

Taken: 02/02/2017 11:46:33



Threshold metal Runer Aged

Taken: 02/02/2017 11:46:48



Black marks in places

Taken: 02/02/2017 11:47:15



Additional image

Taken: 02/02/2017 11:47:24



Additional image

Taken: 02/02/2017 11:47:30



Additional image

Taken: 02/02/2017 11:47:36



Additional image

Taken: 02/02/2017 11:47:42



Additional image

Taken: 02/02/2017 11:47:49



Additional image

Taken: 02/02/2017 11:47:56

Walls and skirting boards (Hallway)



Walls freshly painted. White

Taken: 02/02/2017 11:48:17



Additional image

Taken: 02/02/2017 11:48:48



Additional image

Taken: 02/02/2017 11:48:53



Additional image

Taken: 02/02/2017 11:48:57



Additional image

Taken: 02/02/2017 11:49:03



Additional image

Taken: 02/02/2017 11:49:13



Additional image

Taken: 02/02/2017 11:49:18



Additional image

Taken: 02/02/2017 12:01:58



Additional image

Taken: 02/02/2017 12:02:03



Additional image

Taken: 02/02/2017 12:02:08



Additional image

Taken: 02/02/2017 12:02:14



Cracks in places
Medium size dent painted over
behind the door. Handle level

Taken: 02/02/2017 12:02:17



Additional image

Taken: 02/02/2017 12:02:21



Additional image

Taken: 02/02/2017 12:02:28



Additional image

Taken: 02/02/2017 12:02:36



A wall mounted mirror with a chrome effect frame

Taken: 02/02/2017 12:02:42



Additional image

Taken: 02/02/2017 12:03:05



Additional image

Taken: 02/02/2017 12:03:13



Additional image

Taken: 02/02/2017 12:03:17



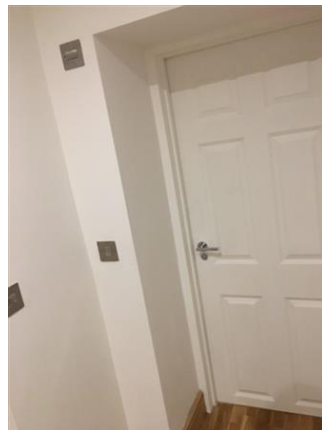
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Taken: 02/02/2017 12:03:22



Additional image

Taken: 02/02/2017 12:03:27



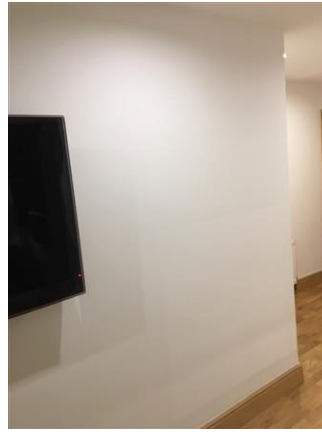
Additional image

Taken: 02/02/2017 12:03:32



Additional image

Taken: 02/02/2017 12:03:40



Additional image

Taken: 02/02/2017 12:03:45



Modern art painting
Approximate value £600

Taken: 02/02/2017 12:37:01



Modern art painting
Approximate value £600

Taken: 02/02/2017 12:37:06



Modern art painting
Approximate value £600

Taken: 02/02/2017 12:37:13

Ceiling (Hallway)



Ceiling painted white

Taken: 02/02/2017 12:04:00



Additional image

Taken: 02/02/2017 12:04:23



Additional image

Taken: 02/02/2017 12:04:27



Under paint defect
Crack

Taken: 02/02/2017 12:04:41



Additional image

Taken: 02/02/2017 12:04:59



Additional image

Taken: 02/02/2017 12:05:04



Additional image

Taken: 02/02/2017 12:05:12



Additional image

Taken: 02/02/2017 12:05:20



Additional image

Taken: 02/02/2017 12:05:27



Crack

Taken: 02/02/2017 12:05:36



Additional image

Taken: 02/02/2017 12:05:43

Lighting (Hallway)



X7 LED bulbs spotlights
All working

Taken: 02/02/2017 12:06:31



Additional image

Taken: 02/02/2017 12:07:08



Additional image

Taken: 02/02/2017 12:07:25

Heating (Hallway)



Radiator painted white

Taken: 02/02/2017 12:05:53

Sockets and Switches (Hallway)



X1 chrome double light switch
Paint marks

Taken: 02/02/2017 12:07:53



X1 chrome single light switch

Taken: 02/02/2017 12:08:29



X1 chrome double light switch
X1 chrome single light switch

Taken: 02/02/2017 12:09:02



X1 Brushed chrome extractor fan switch

Taken: 02/02/2017 12:09:40



X1 brushed chrome safety switch

Taken: 02/02/2017 12:10:20



A thermostat

Taken: 02/02/2017 12:10:50

Appliances (Hallway)



Samsung TV
Working

Taken: 02/02/2017 12:11:09



Gold effect giraffe

Taken: 02/02/2017 12:11:45

Shelving and Units (Hallway)



Fuse box cabinet
Painted white

Taken: 02/02/2017 12:12:07



Fuse box

Taken: 02/02/2017 12:12:31



Walk-in Storage
Exterior door
Doors painted white with leather
door handles
Interior
Doors with fire rated panels
Damaged in the handles level

Taken: 02/02/2017 12:14:50



Additional image

Taken: 02/02/2017 12:17:00



Additional image

Taken: 02/02/2017 12:17:05

Kitchen:

General (Kitchen)



General overview

Taken: 02/02/2017 12:28:49



General overview

Taken: 02/02/2017 12:28:54

Flooring (Kitchen)



Flooring to match living room
Laminated parquet oak effect
Scuffs and marks
Wear and tear
Clean

Taken: 02/02/2017 12:29:02



Additional image

Taken: 02/02/2017 12:29:06



Additional image

Taken: 02/02/2017 12:29:11

Walls and skirting boards (Kitchen)



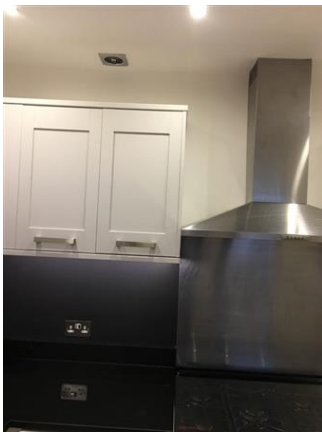
Walls freshly painted light grey

Taken: 02/02/2017 12:29:24



Additional image

Taken: 02/02/2017 12:29:28



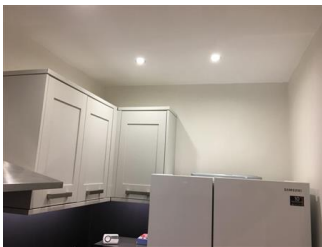
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Taken: 02/02/2017 12:29:46



Additional image

Taken: 02/02/2017 12:29:49



Additional image

Taken: 02/02/2017 12:29:54



Additional image

Taken: 02/02/2017 12:30:02



Additional image

Taken: 02/02/2017 12:30:07

Ceiling (Kitchen)



Ceiling freshly painted white

Taken: 02/02/2017 12:30:20



Additional image

Taken: 02/02/2017 12:30:28

Lighting (Kitchen)



x6 spotlights, LED bulbs

Taken: 02/02/2017 12:30:51



Additional image

Taken: 02/02/2017 12:30:54



Chrome extractor fan

Taken: 02/02/2017 12:31:01



Under kitchen cabinets LED light

Taken: 02/02/2017 12:32:21



Additional image

Taken: 02/02/2017 12:32:25

Sockets and Switches (Kitchen)



x1 Chrome double socket

Taken: 02/02/2017 12:31:12



x1 chrome double socket

Taken: 02/02/2017 12:31:16



X1 chrome single light switch

Taken: 02/02/2017 12:31:22

Suites (Kitchen)



Sink single drainer stainless steel, mixer tap
Water marks
Wear and tear

Taken: 02/02/2017 12:31:38



Additional photo

Taken: 02/02/2017 12:31:42



Black granite kitchen top
Backsplash and skirting to match kitchen top
Backsplash painted black chalk paint with glitter effect

Taken: 02/02/2017 12:31:46



Additional image

Taken: 02/02/2017 12:31:49



Additional image

Taken: 02/02/2017 12:31:52



Additional image

Taken: 02/02/2017 12:31:55



Additional image

Taken: 02/02/2017 12:31:59



Additional image

Taken: 02/02/2017 12:32:03



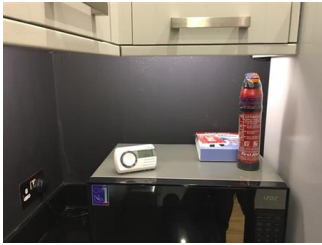
Additional image

Taken: 02/02/2017 12:32:06



Additional image

Taken: 02/02/2017 12:32:10



Additional image

Taken: 02/02/2017 12:32:12

Appliances (Kitchen)



Samsung washing/ dryer machine
Clean

Taken: 02/02/2017 12:32:37



Additional image

Taken: 02/02/2017 12:32:45



Additional image

Taken: 02/02/2017 12:32:48



Freestanding gas cooker and ovens. Clear cover glass on top.
x5 gas burners, x1 warmer, x3 oven
Some burn marks in places

Taken: 02/02/2017 12:32:53



Additional image

Taken: 02/02/2017 12:33:00



Additional image

Taken: 02/02/2017 12:33:09



Additional image

Taken: 02/02/2017 12:33:16



Additional image

Taken: 02/02/2017 12:33:20



Cleaning marks on the glass

Taken: 02/02/2017 12:33:26



Additional image

Taken: 02/02/2017 12:33:29



Samsung american fridge freezer with ice maker
In very good condition clean

Taken: 02/02/2017 12:33:35



Additional image

Taken: 02/02/2017 12:33:42



Additional image

Taken: 02/02/2017 12:33:49



Samsung microwave

Taken: 02/02/2017 12:33:59



Additional image

Taken: 02/02/2017 12:34:06



stained steel, triple mesh, with lighting and diffuser
Wear and tear
Clean

Taken: 02/02/2017 12:34:12



Additional image

Taken: 02/02/2017 12:34:16



Additional image

Taken: 02/02/2017 12:34:23

Shelving and Units (Kitchen)



Range of floor and wall cabinets painted grey with brushed chrome handles

Taken: 02/02/2017 12:34:39



Grey trash bin

Taken: 02/02/2017 12:34:45



Additional image
Back panel - broken

Taken: 02/02/2017 12:34:50



Additional image

Taken: 02/02/2017 12:34:56



Additional image

Taken: 02/02/2017 12:35:00



Additional image

Taken: 02/02/2017 12:35:04



Additional image

Taken: 02/02/2017 12:35:09



Additional image

Taken: 02/02/2017 12:35:14



Additional image

Taken: 02/02/2017 12:35:18



Additional image

Taken: 02/02/2017 12:35:26



Additional image

Taken: 02/02/2017 12:35:33



Additional image

Taken: 02/02/2017 12:35:40



Additional image

Taken: 02/02/2017 12:35:48



Additional image

Taken: 02/02/2017 12:35:55

Reception room:

General (Reception room)



General overview

Taken: 02/02/2017 12:36:24



General overview

Taken: 02/02/2017 12:36:28

Doors (Reception room)



Wood frame to match flooring
x6 hinges marks

Taken: 02/02/2017 12:37:32



Additional image

Taken: 02/02/2017 12:37:36



Additional image

Taken: 02/02/2017 12:37:36

Flooring (Reception room)



Flooring to match hallway
Laminated parquet oak effect
Scuffs and marks
Wear and tear

Taken: 02/02/2017 12:37:51



Additional photo

Taken: 02/02/2017 12:37:57



Yellow rug
New

Taken: 02/02/2017 12:38:00



Additional photo

Taken: 02/02/2017 12:38:28



Beige rug
New

Taken: 02/02/2017 12:38:45



Additional photo

Taken: 02/02/2017 12:38:49



Additional photo

Taken: 02/02/2017 12:38:52



Additional photo

Taken: 02/02/2017 12:38:56



Additional photo

Taken: 02/02/2017 12:38:59



Additional photo

Taken: 02/02/2017 12:39:02

Walls and skirting boards (Reception room)



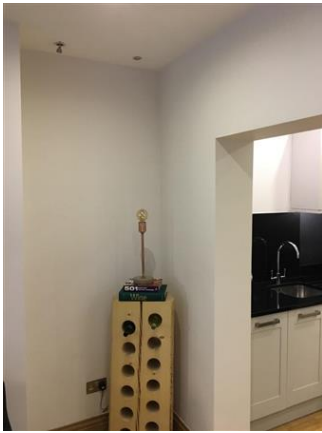
Walls freshly painted grey
Skirting boards to match
flooring

Taken: 02/02/2017 12:39:14



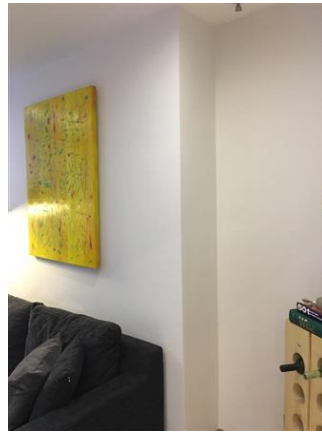
Samsung TV
Working

Taken: 02/02/2017 12:39:22



Additional image

Taken: 02/02/2017 12:40:20



Additional image

Taken: 02/02/2017 12:40:28



Additional image

Taken: 02/02/2017 12:40:31



Additional image

Taken: 02/02/2017 12:40:36



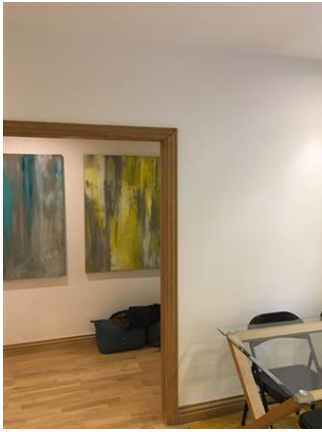
Additional image

Taken: 02/02/2017 12:40:41



Additional image

Taken: 02/02/2017 12:40:44



Additional image

Taken: 02/02/2017 12:40:47



Modern art painting
Approximate value £1200

Taken: 02/02/2017 13:12:29

Windows (Reception room)



x2 Framed sash window
painted white with gold effect
pull handles and lock
x4 safety locks
x4 grey curtains
New
x2 turquoise ceramic horses
New

Taken: 02/02/2017 12:41:00



Additional image

Taken: 02/02/2017 12:41:05



Additional image

Taken: 02/02/2017 12:41:11



Additional image

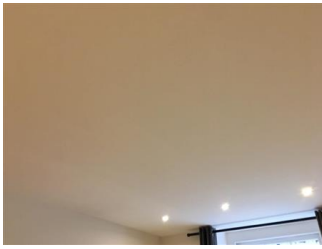
Taken: 02/02/2017 12:41:15



Additional image

Taken: 02/02/2017 12:41:18

Ceiling (Reception room)



Ceilings painted white
x12 spotlights
x1 loose
all working

Taken: 02/02/2017 12:41:32



Additional image

Taken: 02/02/2017 12:41:54



Additional image

Taken: 02/02/2017 12:42:24



Additional image

Taken: 02/02/2017 12:42:30



copper and cement lamp
x2 books

Taken: 02/02/2017 12:43:21



Chrome floor lamp with marble
stand

Taken: 02/02/2017 12:43:30



Additional image

Taken: 02/02/2017 12:43:38

Heating (Reception room)



x2 radiators painted white
x2 radiator cover painted white
New

Taken: 02/02/2017 12:44:00



Additional image

Taken: 02/02/2017 12:44:05

Sockets and Switches (Reception room)



x1 chrome single light dimer switch
x1 chrome double light dimer switch

Taken: 02/02/2017 12:44:22



x1 chrome double socket

Taken: 02/02/2017 12:44:28



x1 chrome double socket

Taken: 02/02/2017 12:44:33



x1 chrome double socket
x1 chrome bt socket
x1 tv aerial socket

Taken: 02/02/2017 12:44:38

Appliances (Reception room)



TV Samsung
wall mounted

Taken: 02/02/2017 12:45:36



Virgin Media Router

Taken: 02/02/2017 12:45:45

Furnishings (Reception room)



Dark grey fabric corner sofa
x2 matching sofa cushions
x2 light grey cushions - new
x1 grey and white blanket - new

Taken: 02/02/2017 12:46:26



Additional image

Taken: 02/02/2017 12:46:29



Additional image

Taken: 02/02/2017 12:46:35



Wood and glass dining table
New
x4 black metal folding chairs
New

Taken: 02/02/2017 12:46:41



Additional image

Taken: 02/02/2017 12:46:48



Black coffee table
Wear and tear
x1 TV remote control

Taken: 02/02/2017 12:47:00



Additional image

Taken: 02/02/2017 12:47:08



Additional image

Taken: 02/02/2017 12:47:16

Shelving and Units (Reception room)



TV unit black gloss
Cleaning scratches all around
Wear and tear

Taken: 02/02/2017 12:47:56



Additional image

Taken: 02/02/2017 12:48:02



Additional image

Taken: 02/02/2017 12:48:09



Additional image

Taken: 02/02/2017 12:48:15



Additional image

Taken: 02/02/2017 12:48:24



Additional image

Taken: 02/02/2017 12:48:28



Additional image

Taken: 02/02/2017 12:48:32



Additional image

Taken: 02/02/2017 12:48:37

Bathroom:

General (Bathroom)



General overview

Taken: 02/02/2017 13:01:01

Doors (Bathroom)



Exterior door
Painted white with chrome handle
Frame painted white
Interior to match exterior

Taken: 02/02/2017 13:02:35



x1 chrome hook

Taken: 02/02/2017 13:02:43

Flooring (Bathroom)



beige tiles
Marks all around wear and tear condition
Clean

Taken: 02/02/2017 13:02:49



Additional image

Taken: 02/02/2017 13:02:52



Additional image

Taken: 02/02/2017 13:02:55



Additional image

Taken: 02/02/2017 13:02:58



Additional image

Taken: 02/02/2017 13:03:01



Additional image

Taken: 02/02/2017 13:03:04



Additional image

Taken: 02/02/2017 13:03:08



Additional image

Taken: 02/02/2017 13:03:12



Additional image

Taken: 02/02/2017 13:03:16

Walls and skirting boards (Bathroom)



Walls grey tiles
Wear and tear

Taken: 02/02/2017 13:03:21



Additional image

Taken: 02/02/2017 13:03:24



Additional image

Taken: 02/02/2017 13:03:27



Additional image

Taken: 02/02/2017 13:03:30



Additional image

Taken: 02/02/2017 13:03:33



Additional image

Taken: 02/02/2017 13:03:38



Additional image

Taken: 02/02/2017 13:03:41



Large mount mirror

Taken: 02/02/2017 13:03:44



Additional image

Taken: 02/02/2017 13:03:47



Additional image

Taken: 02/02/2017 13:03:51

Windows (Bathroom)



framed door with glass painted white with lock
Frame painted white

Taken: 02/02/2017 13:04:41



Window painted white

Taken: 02/02/2017 13:04:46

Ceiling (Bathroom)



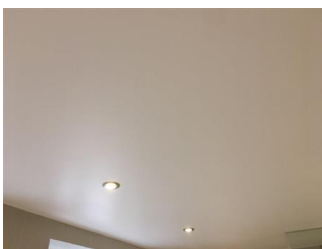
Ceilings painted white
x8 spotlights, LED bulbs
all working

Taken: 02/02/2017 13:04:07



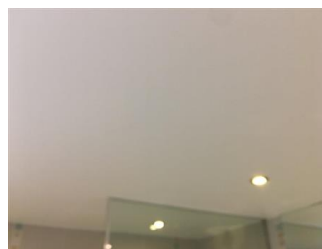
Additional image

Taken: 02/02/2017 13:04:10



Additional image

Taken: 02/02/2017 13:04:19



Additional image

Taken: 02/02/2017 13:04:27



Additional image

Taken: 02/02/2017 13:04:32

Heating (Bathroom)



Chrome, heated towel rail

Taken: 02/02/2017 13:04:56

Sockets and Switches (Bathroom)



Chrome extractor fan

Taken: 02/02/2017 13:05:05

Suites (Bathroom)



White, pan to match with seat and flap

**DO NOT FLUSH THE FOLLOWING:
PAPER TOWELS, SANITARY NAPKINS, OLD PHONE BILLS ;), CLEANING WIPES, FEMININE HYGIENE PRODUCTS**

Taken: 02/02/2017 13:05:13



Additional image

Taken: 02/02/2017 13:05:17



Wall mount bidet, chrome mixer tap

Taken: 02/02/2017 13:05:23



x2 White, pop up waste, wall mounted chrome mixer tap

Taken: 02/02/2017 13:05:28



Additional image

Taken: 02/02/2017 13:05:32



PVC bathtub with chrome pop up waste
Some scratches in places
Wear and tear
Floor mount mixer tap, flexible hose with shower head - not working

Taken: 02/02/2017 13:05:39



Additional image

Taken: 02/02/2017 13:05:42



Additional image

Taken: 02/02/2017 13:05:47



Additional image

Taken: 02/02/2017 13:05:51



Chrome control panel, shower head, flexible hose with shower head

Taken: 02/02/2017 13:05:55



Additional image

Taken: 02/02/2017 13:05:58



Shower screen
Clean

Taken: 02/02/2017 13:06:03



Fixed shower screen wall
Clean

Taken: 02/02/2017 13:06:09

Furnishings (Bathroom)



Additional image

Taken: 02/02/2017 13:06:21



x2 chrome glass holders

Taken: 02/02/2017 13:06:25



chrome toilet roll holder

Taken: 02/02/2017 13:06:28



chrome towel holder

Taken: 02/02/2017 13:06:32



Chrome wall cabinet with mirror

Taken: 02/02/2017 13:06:36



Additional image

Taken: 02/02/2017 13:06:41

Bedroom:

General (Bedroom)



General overview

Taken: 02/02/2017 12:50:59



General overview

Taken: 02/02/2017 12:51:02

Flooring (Bedroom)



Flooring to match hallway
Laminated parquet oak effect
scratches in places
Wear and tear
Beige rug - new

Taken: 02/02/2017 12:51:09



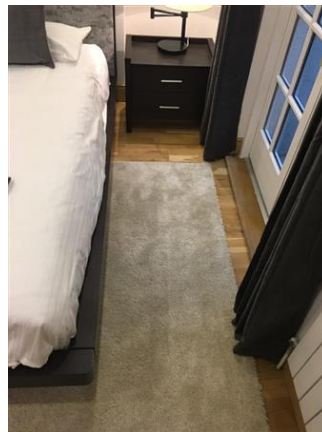
Additional image

Taken: 02/02/2017 12:51:11



Additional image

Taken: 02/02/2017 12:51:14



Additional image

Taken: 02/02/2017 12:51:17



Additional image

Taken: 02/02/2017 12:51:23



Additional image

Taken: 02/02/2017 12:51:29

Walls and skirting boards (Bedroom)



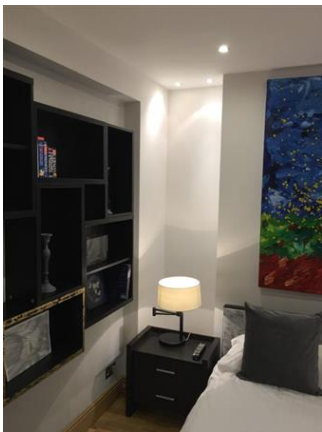
Wall painted grey
Skirting boards to match flooring

Taken: 02/02/2017 12:51:40



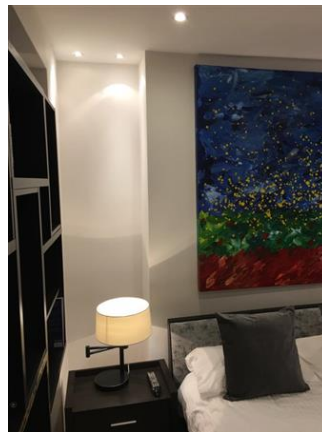
Wall painted grey with glitter effect
Wall mount cabinets dark wood effect
New

Taken: 02/02/2017 12:51:44



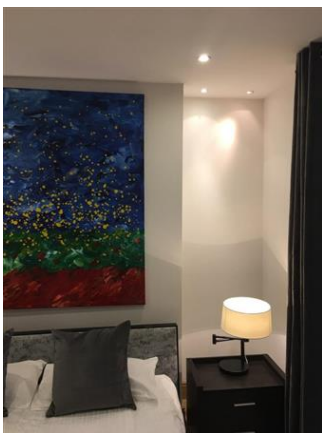
Additional image

Taken: 02/02/2017 12:51:47



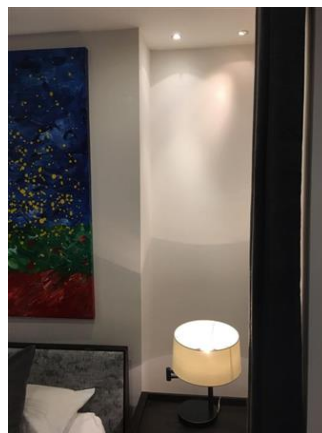
Additional image

Taken: 02/02/2017 12:51:51



Additional image

Taken: 02/02/2017 12:51:54



Additional image

Taken: 02/02/2017 12:51:56



Additional image

Taken: 02/02/2017 12:52:02



Additional image

Taken: 02/02/2017 12:52:05



Additional image

Taken: 02/02/2017 12:52:10



Modern art painting
Approximate value £2100.00

Taken: 02/02/2017 13:12:44

Windows (Bedroom)



Framed doors painted white
with chrome lock
x2 grey curtains
New

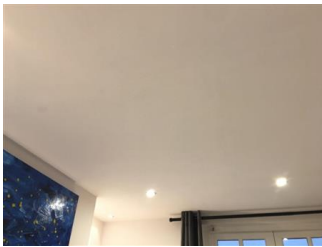
Taken: 02/02/2017 12:52:56



Additional image

Taken: 02/02/2017 12:53:00

Ceiling (Bedroom)



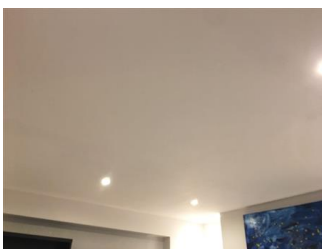
Ceilings painted white
x8 spotlight, LED bulbs
all working

Taken: 02/02/2017 12:52:17



Additional image

Taken: 02/02/2017 12:52:26



Additional image

Taken: 02/02/2017 12:52:33



Additional image

Taken: 02/02/2017 12:52:38

Lighting (Bedroom)



x2 Ralph Lauren bedside lamps
NEW

Taken: 02/02/2017 12:58:20



Additional image

Taken: 02/02/2017 12:58:24



Additional image

Taken: 02/02/2017 12:58:29

Heating (Bedroom)



Vertical radiator painted white

Taken: 02/02/2017 12:52:48

Sockets and Switches (Bedroom)



x1 Chrome double light dimmer switch
x1 Chrome single light dimmer switch
x1 chrome single socket
x1 Termostat

Taken: 02/02/2017 12:53:09



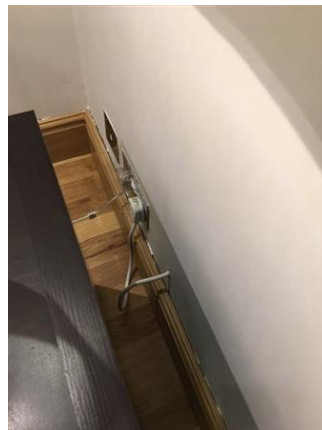
x1 chrome double socket

Taken: 02/02/2017 12:53:13



x1 chrome double socket

Taken: 02/02/2017 12:53:16



x1 chrome double socket - one of the socket to be permanently left switch on as connected to the sewage pump
x1 chrome single socket

Taken: 02/02/2017 12:53:23

Furnishings (Bedroom)



Dark wood bed frame with grey fabric on the head board
x2 grey cushions
x2 pillow
x1 duvet
x1 mattress
x1 memory foam topper
x4 large grey towels (new)
x2 small grey towels (new)
x1 duvet cover, bet sheet and pillow cases (new)

Taken: 02/02/2017 12:58:01



Additional image

Taken: 02/02/2017 12:58:05



Additional image

Taken: 02/02/2017 12:58:09



Additional image

Taken: 02/02/2017 13:00:17

Shelving and Units (Bedroom)



Wall mount cabinets dark wood effect
New

x2 grey candle stick holder
x1 large origami crane
x2 glass containers
assorted books

Taken: 02/02/2017 12:55:30



Additional image

Taken: 02/02/2017 12:55:34



x2 chest of two drawers
x1 tv remote control

Taken: 02/02/2017 12:55:38



Additional image

Taken: 02/02/2017 12:55:43



Additional image

Taken: 02/02/2017 12:55:47



Additional image

Taken: 02/02/2017 12:55:52



Additional image

Taken: 02/02/2017 12:55:55



Additional image

Taken: 02/02/2017 12:55:59

Garden:

General (Garden)



General overview

Taken: 02/02/2017 13:06:59



General overview

Taken: 02/02/2017 13:07:03



General overview

Taken: 02/02/2017 13:07:07



General overview

Taken: 02/02/2017 13:07:12



General overview

Taken: 02/02/2017 13:07:15

Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

Tenant's signature:



Print name:

Landlord's signature



Print name:

Clerk's signature:



Print name: Nick Bozhkov

Date: 04/04/2018

Certification of electronic signature:

Tenant has signed on 02/02/2017 13:11:11 - SIGNED ON DEVICE

Landlord has signed on 04/02/2017 17:07:13 from IP address 94.119.64.16

Clerk has signed on 04/02/2017 17:09:12 from IP address 94.119.64.16